



Cape Terrace, St. Just, Penzance, TR19 7JF

£385,000



ANDREW
EXELBY
ESTATE AGENTS

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A simply outstanding family home on Cape Cornwall Road with sizeable gardens including a summerhouse, and a storage shed. Three double bedrooms, two bathrooms and some truly fabulous living spaces finished beautifully - the property comes with off street parking and also has sea views.



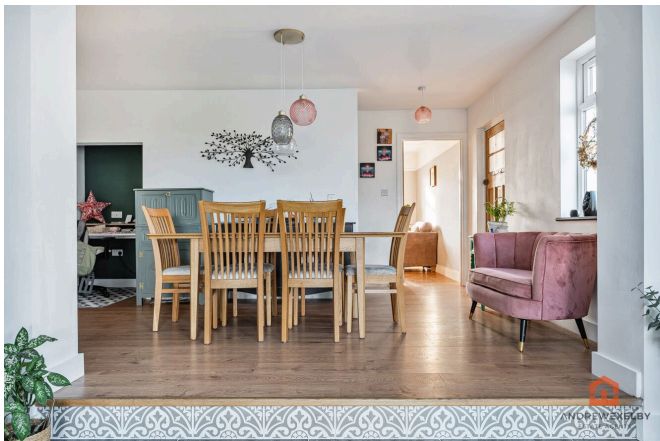


DESCRIPTION

Far from your average three bedroom family home, this super stylishly extended property is sure to give most people serious kitchen envy. The subject of huge improvements, and now offering three double bedrooms, and two bathrooms, this home is highly desirable, and also hugely practical.

The kitchen is often said to be the heart of a home, and in this case it's certainly true - with definite wow factor, this central space flows ingeniously across two levels and is beautifully lit by a large roof light. This transformational extension has cleverly created spaces for everyone; in addition to a 'WOW' kitchen/dining space, the owner has created a laundry/utility, a second bathroom, and even an office nook.

The sitting room retains it's original features including a timber, panelled door and the picture rails, with a fabulous woodburner inset centrally.



Upstairs are three bedrooms, two of which have bright sea views across the school fields, and the smallest of which is still a double with some built-in shelving. Completing upstairs is a newly refurbished family bathroom with consistently stylish touches in tune with the rest of this splendid home.

Being end of terrace entitles this house to the largest garden on the row, with the lawned garden wrapping from front to back with easily enough space for the timber summerhouse and storage shed. The rear garden area is an extension of the kitchen, separated only by large sliding glass doors and enjoying the view toward the coast.



DINING ROOM AREA

5.26m x 3.6m (17'3" x 11'9")

Good-size space with uPVC double glazed window to side garden. Understairs office recess space. Built-in storage cupboard housing hot water tank.

KITCHEN

5.81m x 5.11m (19'0" x 16'9")

Stunning kitchen with range of sleek base units topped with compact laminate worktops including a breakfast bar. Range of integrated appliances including American style fridge-freezer, dishwasher and built-in double oven and induction hob with extractor over and feature glass splashback. Composite sink and drainer. Open shelving. uPVC double glazed window to side garden and large sliding doors to rear garden. Double glazed roof light/lantern. Underfloor heating.

LAUNDRY/UTILITY

1.76m x 1.41m (5'9" x 4'7")

Space and plumbing for washing machine and tumble dryer with worktop over. Underfloor



SHOWER ROOM

Suite comprises of walk-in shower with rainfall head and hand-held attachment. Contemporary glass screen. Solid stone wash basin sits on a vanity unit with stylish tiled walls and surrounds. WC. Heated towel rail. uPVC double glazed window (obscured). Underfloor heating.

SITTING ROOM

5.26m x 3.65m (17'3" x 11'11")

Good-size sitting room with original timber, panelled door, picture rails and fireplace with woodburning stove inset on a solid hearth with alcoves to either side. Two uPVC double glazed windows.

LANDING

Loft access. Carpet.



BEDROOM

4.44m x 3.35m (14'6" x 10'11") - max
Dual aspect double bedroom with picture rails and two uPVC double glazed windows offering sea view. Carpet. Electric radiator.

BEDROOM

3.95m x 2.89m (12'11" x 9'5") - max
Double bedroom with picture rails and a uPVC double glazed window offering sea view. Carpet.

BEDROOM

2.81m x 2.68m (9'2" x 8'9")

Small double bedroom with picture rails and a uPVC double glazed window. Carpet. Electric radiator.





BATHROOM

Suite comprises bath with hand-held shower attachment, wash basin/vanity unit and WC. Tiled wall and surround. uPVC double glazed window (obscured). Tiled floor.

FRONT GARDEN

Laid to lawn with a pond in the centre. Pathway leads to steps taking you to the front door. Enclosed by low level walls.

SIDE GARDEN

Laid to lawn with a timber summerhouse.



REAR GARDEN

Laid to lawn. Timber storage shed. Low level wall to rear over which are wonderful views toward the sea.

SUMMERHOUSE

2.77m x 2.77m (9'1" x 9'1") - max
Timber summerhouse with glazed, double doors and two windows.

STORAGE SHED

2.95m x 1.78m (9'8" x 5'10")
Timber storage shed.



AGENTS NOTES

Property Type & Construction: Cavity wall, filled cavity & Timber frame (insulated) | **Electric:** Mains | **Water:** Mains | **Drainage:** Mains | **Heating:** Underfloor heating, electric radiators and woodburning stove | **Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available are O2 and Vodafone with Three and EE being limited | **Parking:** Off Street space, plus visitor parking | **Restrictions/Covenants:** None | **Rights of Way/Easements:** None | **Flood Risk:** No | **Coastal Erosion Risk:** None | **Planning Permission:** No | **Accessibility/Adaptations:** None | **Coalfield/Mining Area:** Historic tin mining area | **AONB/Conservation Area/Listed:** AONB, Conservation area | **Local Authority:** Cornwall County Council | **Property orientation from front:** South | **Viewings** - By appointment via Andrew Exelby Estate Agents - 01736 697414

RENTAL POTENTIAL:

To discuss the long-term, residential rental potential of this property, or any other, please contact Whitlocks in Penzance who will be able





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