



Mayon Green, Sennen, TR19 7AW

£495,000

Mayon Green, Sennen, TR19 7AW

Having been completely 'gutted', this property represents a fantastic opportunity to buy a thoroughly modern house wrapped in a traditional wrapper. The subject of extensive refurbishment, and now presented in excellent order, is this impressive townhouse over three floors - meaning exceptional coastal views from the top floor! Just a short walk from the sand at Sennen Cove, this immaculate property has off-street parking, lots of living space and an enclosed rear garden.





DESCRIPTION

Completely refurbished from the ground up, this handsome Victorian townhouse has been sympathetically, but fully, modernised and brought back to life - while retaining character features. The stunning property is arranged over three floors in scenic Sennen Village, and offers fantastically bright and flexible space for families wanting to be a short walk from the sandy Sennen Cove.

Having recently undergone extensive refurbishment throughout, the entrance hall, much like the rest of this large house, has high ceilings and white-washed walls; leading through to two reception rooms, a beautiful kitchen/breakfast room and utility as well as a downstairs WC. The kitchen/breakfast room offers excellent entertaining space with vaulted ceilings, and endless natural light provided via the bi-fold doors and Velux rooflights. The folding, sliding doors lead out to a pristine patio finished with large slate flags and bounded by granite hedging with a solid slate top, beyond which there is a lawned garden that is enclosed for safety.



To the first floor is the first of the ensuite double bedrooms with a roll-top bath, sea views and a large bay window, as well as a second double bedroom, family shower room and office. Up again, and there is a very appealing attic-style, double bedroom with rooflights and dormer window affording fantastic views out to sea and across to Cape Cornwall. This bedroom further benefits from



DINING ROOM

5.82m x 3.18m (19'1" x 10'5")

Reception room with high ceilings. Carpet. Radiator. Open to:

RECEPTION ROOM

4.5m x 3.3m (14'9" x 10'9") (measured up to bay window)

Second reception room with high ceilings and large bay window with uPVC double glazed windows and window seat. Built-in storage cupboard with shelving. Fireplace with solid slate hearth and multi-fuel stove. Carpet. Radiator.

KITCHEN /BREAKFAST ROOM

5.82m x 4.88m (19'1" x 16'0")

Large, L-shaped kitchen/breakfast room with vaulted ceiling, rooflight and tri-fold, sliding doors out to patio. Range of base and wall units with deep pan drawers, worktops and range of integrated appliances including: oven, grill, fridge freezer, dishwasher and hob with extractor over. Composite sink and drainer. Two uPVC double



UTILITY/LAUNDRY

1.83m x 1.7m (6'0" x 5'6")

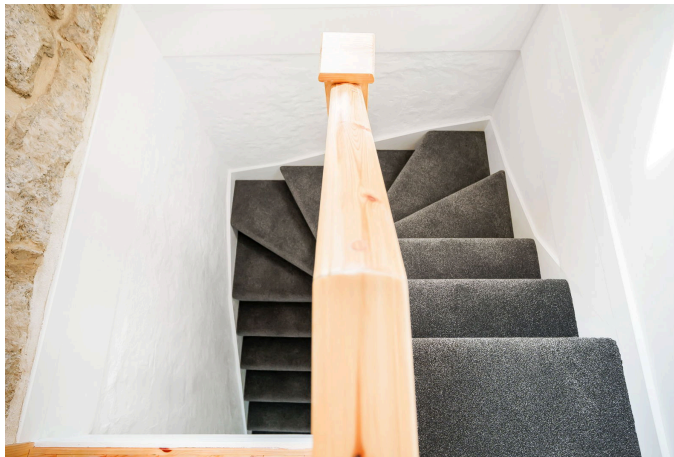
Worktop with space and plumbing underneath for laundry appliances. uPVC double glazed window to rear. Tiled floor. Radiator.

DOWNSTAIRS WC

Low-level WC and wash basin. Tiled floor.

STAIRS/LANDING

uPVC double glazed window. Exposed granite. Understairs storage cupboard. Carpet.



BEDROOM

4.32m x 3.45m (14'2" x 11'3")

Good-size double bedroom with bay window with uPVC double glazed windows enjoying sea view. Carpet. Radiator. Door to:

ENSUITE BATHROOM

uPVC double glazed window with sea view. Suite comprises of freestanding roll-top bath, wash basin/vanity unit with wall-mounted, lit mirror, and low-level WC. Wooden floor. Heated towel rail.

BEDROOM

3.35m x 2.46m (10'11" x 8'0")

Double bedroom with recessed shelves and uPVC double glazed window to rear. Carpet. Radiator.





BEDROOM/OFFICE

2.31m x 1.52m (7'6" x 4'11")

Making a good office space, this room has a uPVC double glazed window. Carpet. Radiator.

FAMILY SHOWER ROOM

Suite comprises walk-in shower enclosure with rainfall shower and additional hand shower, vanity wash basin, low-level WC. Wooden floor. Heated towel rail.

BEDROOM

4.95m x 4.04m (16'2" x 13'3")

Double bedroom with two built-in storage cupboards, vaulted ceiling and exposed beams. Two Velux rooflights and dormer window to front with beautiful elevated sea views and across to Cape Cornwall. Carpet. Radiator.



ENSUITE SHOWER ROOM

Suite comprises walk-in shower with electric shower, wash basin and low-level WC. Wooden floor. Heated towel rail.

FRONT

Front garden has been gravelled for off-street parking for two vehicles with a flagstone pathway leading to the front door.

REAR GARDEN

Enclosed rear garden consisting of flagstone patio with granite hedging. Two steps up to lawned garden area with raised beds and slate-topped hedging with timber gate giving access to further parking area. Access to plant room/shed.

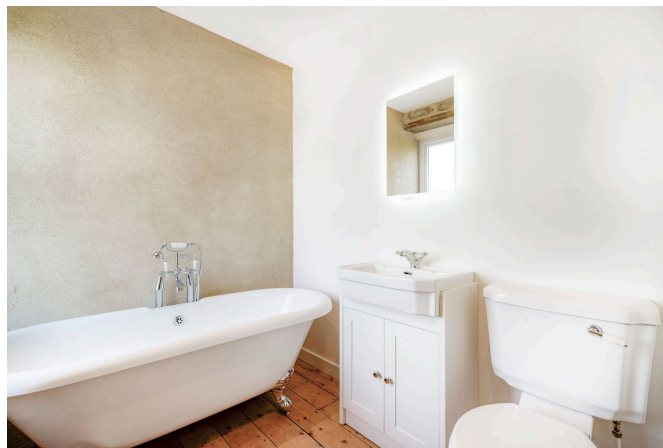


AGENTS NOTE

Property Type & Construction: Granite or whinstone as built, Cavity wall construction with insulation | **Electric:** Mains | **Water:** Mains | **Drainage:** Mains | **Heating:** Oil fired central heating | **Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available are O2, and EE with Vodafone, and Three being limited | **Parking:** Off street parking | **Restrictions/Covenants:** No | **Rights of Way/Easements:** Yes | **Flood Risk:** No | **Coastal Erosion Risk:** None | **Planning Permission:** Yes | **Accessibility/Adaptations:** None | **Coalfield/Mining Area:** Historic tin mining area | **AONB/Conservation Area/Listed:** No | **Local Authority:** Cornwall County Council | **Property orientation from front:** North-West | **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 to guide you through the process. Their telephone number is 01736 369296.





ANDREW
EXELBY
ESTATE AGENTS