



Pendeen TR19

£400,000



ANDREW  
**EXELBY**  
ESTATE AGENTS



## Pendeen TR19

Detached bungalow with a separate detached barn and a very generous plot that has previously had planning permission granted for a one bedroom dwelling. Offering options for multi-generational living or a potential income stream with the two dwellings that can easily be separated with their own dedicated access, there is a further area of garden/land that has previously had planning approved for building.







## DESCRIPTION

On a large corner plot at the bottom of Carn View Terrace in Pendeen is this detached two bedroom bungalow with a detached 1 bedroom barn conversion in the garden!

The bungalow has driveway parking for at least five cars, a garage, a separate workshop, two storage sheds and sizeable front and rear gardens. The front lawned area has previously had planning permission to build a one bedroom dwelling and the rear garden is large enough to allow the owner to section off some space dedicated for the barn conversion; which can be accessed via a side gate.

The accommodation comprises of a wonderfully renewed kitchen/diner with built-in storage and some integrated appliances as well as a living room with picture window and fireplace - both these rooms have sea views. The two bedrooms are both doubles and overlook the rear garden, while the shower room offers a large shower enclosure with modern suite and tiling.



The detached barn building is at the rear of the property's garden, and can be accessed across the garden or via the access lane to the side of the property. On the ground floor is a living space with a kitchenette area, and a flue that is ready to be connected to a woodburner or stove. To the first floor is a vaulted ceiling space with exposed timbers







## KITCHEN/DINER

5.13m x 4.39m (16'9" x 14'4")

Range of modern base and wall units with timber worktops. Built-in double oven/grill with gas hob and extractor over. Integrated dishwasher and composite sink/drain. Tiled splashbacks. uPVC double glazed window with sea view, plus additional window to side. Three built-in storage cupboards. Tiled floor. Radiator.

## HALLWAY

Carpet. Loft access.

## SITTING ROOM

5.13m x 3.02m (16'9" x 9'10")

Large uPVC double glazed window to front with sea view. Fireplace housing gas fire. Carpet. Radiator.

## BEDROOM

3.96m x 3.02m (12'11" x 9'10")

Large double bedroom with uPVC double glazed window to rear. Carpet. Radiator.

## BEDROOM

3.02m x 2.69m (9'10" x 8'9")

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

## SHOWER ROOM

Suite comprises large shower enclosure with mixer shower and tiled surround, wash basin and WC. uPVC double glazed window (obscured). Tiled floor. Heated towel rail.

## DETACHED BARN

## DOWNSTAIRS

3.71m x 2.69m (12'2" x 8'9")

Open plan living space with kitchenette/base units with laminate worktop and stainless steel sink with electric hot water heater. Flue connection in place ready for woodburner/stove. uPVC double glazed window to front. Tiled floor. Electric radiator.

## FIRST FLOOR

2.74m x 2.57m (8'11" x 8'5")

Vaulted ceilings with exposed timbers with two uPVC double glazed windows. Carpet. Door through to ensuite shower room with shower enclosure and electric shower, small wash basin, WC and tiled floor.







## REAR GARDEN

Primarily laid to lawn with a good-size decked area. Two timber storage sheds plus a wood store area. Pathway leads around the bungalow to the front on both sides. Another pathway leads around the barn from a recessed seating area to a side gate that takes you to an access lane.

## WORKSHOP

3.66m x 1.52m (12'0" x 4'11")

Workshop space with mains power and a window looking on to garden.

## FRONT PATIO GARDEN

Enclosed patio area with low level granite wall and timber fencing. Sea view. Gate leads to driveway/garage.



## GARAGE

5.31m x 3.66m (17'5" x 12'0")

Single garage with up and over door, mains power and plumbing and drainage for laundry appliances.

## FRONT LAWN/PLOT

Across the driveway is a further plot of lawned garden where planning permission was previously granted for the construction of a one bedroom dwelling.

## STORAGE SHED

3.02m x 2.44m (9'10" x 8'0")

Timber storage shed



## STORAGE SHED

2.34m x 1.75m (7'8" x 5'8")

Timber storage shed

## AGENTS NOTES

**Property Type & Construction:** Cavity wall, as built, insulated (assumed) | **Electric:** Mains | **Water:** Mains | **Drainage:** Mains | **Heating:** LPG gas central heating, plus electric radiators | **Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available, but limited are O2, EE and Three | **Parking:** Driveway, plus Garage | **Restrictions/Covenants:** No | **Rights of Way/Easements:** Yes | **Flood Risk:** No | **Coastal Erosion Risk:** None | **Planning Permission:** Historic/Lapsed | **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:** North | **Viewings** - By appointment via Andrew Exelby Estate Agents - 01736 697414









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