



Levant Road, Trewellard TR19

£575,000



ANDREW
EXELBY
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Levant Road, Trewellard TR19

A most handsome and beautifully finished, detached farmhouse cottage in a fantastic rural location away from all main roads and enjoying uninterrupted views towards the sea!





DESCRIPTION

In a most beautiful setting with expansive sea views and surrounded by fields, is this farmhouse that has been transformed internally - creating a stylish and spacious family home.

Through the entrance porch with flagstone flooring, you enter an open-plan living and dining room with limestone tiled flooring throughout. At one end is a feature granite inglenook with a chunky multifuel stove and some useful deep alcoves to either side. All the cottage character remains with some exposed granite, exposed beams to the ceiling and the original window openings re-imagined with some stain glass. The current owners have renovated the property with a stylishly 'industrial' edge that compliments the soft cottage aesthetic perfectly.

To the rear is a triple-aspect family kitchen/ breakfast room with a substantial island, AGA range and solid granite worktops; the room feels exactly like a farmhouse kitchen should, but is stylish and modern at the same time. A rear access hallway leads out to the garden. Also downstairs is a cloakroom/WC, and a utility/laundry room.

To the first floor are three very individual double bedrooms; two of which have built-in storage and windows to the front elevation that offer sea views across the adjoining fields. The rear bedroom has a large picture window to one side with another that looks straight out to the coast with views of the sea being uninterrupted.

The garden is lawned and enclosed for pets and children, but has the same gorgeous

LIVING AND DINING ROOM

8.11m x 4.09m (26'7" x 13'5")

A large reception room with a large granite inglenook fireplace at one end and a small decorative fireplace at the other end. There is a multifuel stove installed and working in the inglenook with a wood storage area and deep alcoves to either side. Timber, double glazed windows to the front. Exposed beams. Limestone tiled flooring. Older window recess with stain glass window to kitchen. Two radiators.

KITCHEN / BREAKFAST ROOM

4.06m x 3.68m (13'3" x 12'0")

Triple aspect room with three timber double glazed windows (sea view). Range of base and wall units with granite worktops and an island with granite worktop seating three or four people. Double ceramic Belfast sink with tiled splashbacks. AGA Range (not serviced and not used). Built-in oven and hob with extractor over. Exposed granite and beams. Flagstone flooring.

REAR HALLWAY

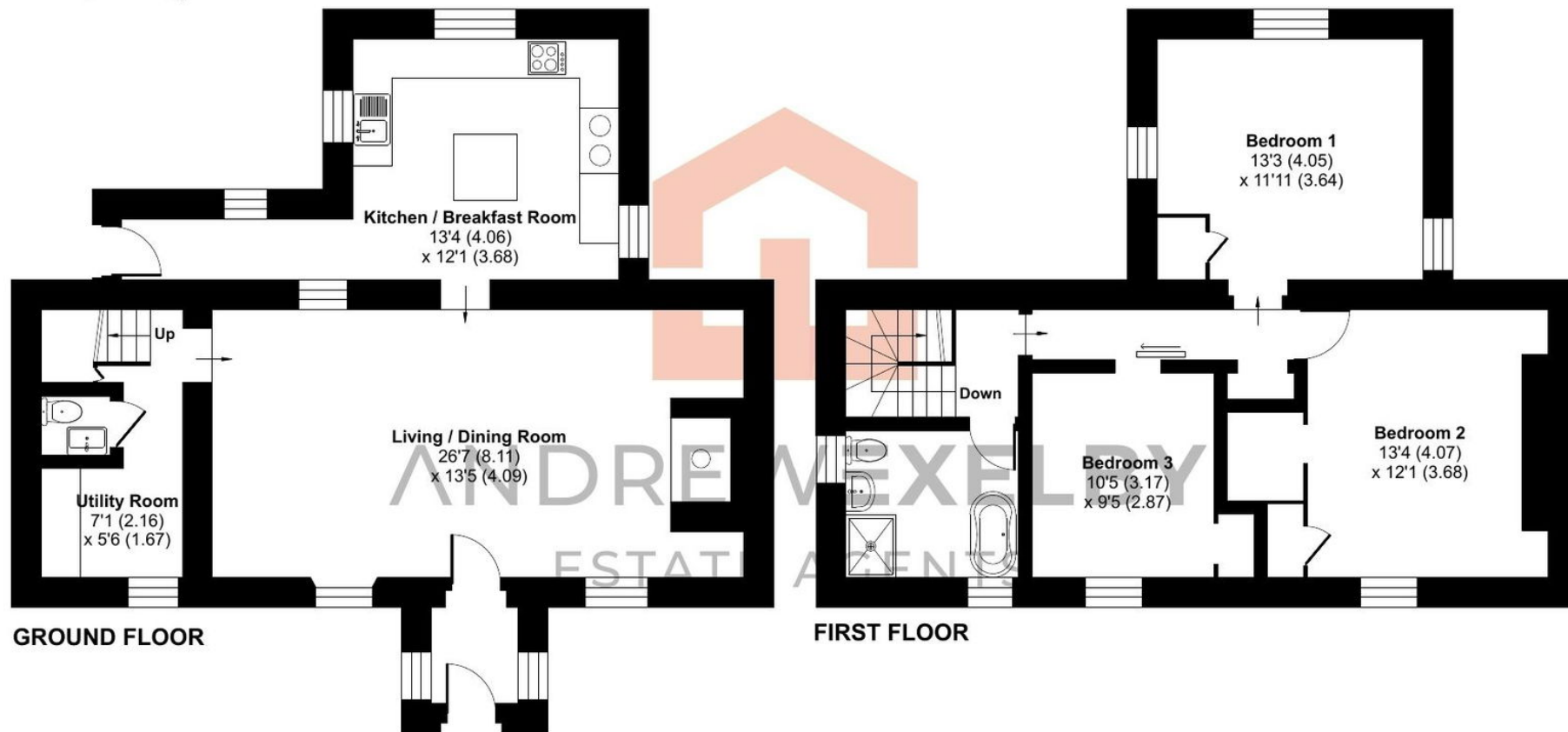
Built-in storage. Flagstone flooring.



Nineveh, Levant Road, Trewellard, Pendeen, Penzance, TR19

Approximate Area = 1384 sq ft / 128.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Andrew Exelby Estate Agents. REF: 1300584



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