



Trevegean, near St Just TR19

£675,000



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Home to artist and author Penny Black, this highly individual and enchanting property offers half an acre of delightful formal gardens plus a small meadow of grasses with sea views from its rural idyll of Trevegean, near St Just. The





DESCRIPTION

Rarely, do homes and gardens as enchanting as that of artist and author Penny Black come to the open market. A most magical dwelling in a blissful location, Morvoren (Cornish for mermaid), sits within over half an acre of exquisite gardens which have been a veritable labour of love for the owners. Rustic, vaulted ceilings and exposed beams run throughout the idyllic barn conversion that is modernised and decorated sympathetically with charming bedrooms and open-plan living spaces.

The main entrance is via a small sun room, leading straight in to an L-shaped living room that is split across two levels. At one end is a bespoke kitchen with an oil-fired Rayburn cooker and tiled worksurfaces that has sunlight from windows and a rooflight. Adjacent to the kitchen is a dining area, which has three large granite steps down in to a long, dual aspect sitting room with timber double glazed French doors out to the gardens.



The master bedroom sits at one end of the building, and has an ensuite bathroom; both rooms enjoying views of the meticulously curated, but wild, gardens. Three further bedrooms can be found; one of which has been utilised as an artist studio. There is a shower room, and a utility and laundry room.

Outside, the work of an artist and a skilled gardener quickly becomes apparent. A love of nature, wildlife and insects has inspired the creation of these wonderful outdoor spaces that are both beautiful and functional. A meandering lawn interspersed with a variety of both native and subtropical shrubs and plants. The gardens lead you under a mature

KITCHEN/DINING ROOM

6.35m x 4.6m (20'10" x 15'1")

Vaulted ceilings with exposed beams. Dual aspect room with kitchen consisting of a range of base units with tiled worktops. Oil-fired Rayburn. Built-in oven, stainless steel double sink and drainer with tiled splashback and space for a dishwasher. Timber, double glazed windows and rooflight. Carpet. Radiator. Granite steps down to:

LIVING ROOM

6.25m x 3.69m (20'6" x 12'1")

Dual aspect room with vaulted ceilings and exposed beams. Timber double glazed windows and French doors out to garden. Two rooflights. Carpet. Three radiators.

BEDROOM

3.73m x 3.32m (12'2" x 10'10")

Double bedroom with vaulted ceiling and exposed beams. Timber double glazed window. Carpet. Radiator.



Trevegean, St. Just, Penzance, TR19

Approximate Area = 1357 sq ft / 126 sq m

Outbuildings = 350 sq ft / 32.5 sq m

Total = 1707 sq ft / 158.5 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). © n1checom 2025. Produced for Andrew Exelby Estate Agents. REF: 1339815



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