



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9468

£395,000

5 Clarence Street,
Penzance, Cornwall, TR18 2NU

FREEHOLD



A gorgeous classic Grade II Listed, 4 double bed roomed, 2 bathroomed townhouse in the very heart of Penzance, within a few hundred yards walk of all of the town's facilities including the parks and seafront. A home of grand original proportions including 9' high ceilings and tall sash windows, with multi purpose lower ground floor room and courtyard side and rear gardens with outbuilding and rear access.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance lobby, reception hall, lounge semi open-plan to a dining room, kitchen.

Lower Ground Floor Reception room.

First Floor Landing, 2 double bedrooms, bathroom, separate shower room.

Second Floor Landing, 2 double bedrooms.

Outside Sunken front courtyard approached from the lower ground floor and space for planters at ground floor level. Attractive side courtyard and decked rear terrace open to the south. Private rear accessway. Workshop outbuilding.

DESCRIPTION

5 Clarence Street is a handsome Grade II Listed house in a revered terrace in the heart of Penzance. The house benefits from high ceilings, up to 9' in places, and tall multipane windows to the front and rear filling the accommodation with light.

There is a distinct period feel throughout the accommodation with the original lounge and dining room now being semi open-plan to each other creating a magnificent large reception space with recessed cabinets to either side of the fireplace in the lounge. To the rear is a recently refitted white kitchen that opens onto the side courtyard.

Each of the next two floors up have full width bedrooms to the front, each with two sash windows and behind these are well proportioned double bedrooms. The first floor also contains a modern bathroom and separate excellent shower room. A real bonus is the very useable lower ground floor reception room with half glazed double doors opening to the sunken courtyard and a granite floor which appears to have been polished by nearly 200 years of use! A staircase connects this room to the rest of the accommodation making it totally integral to the rest of the house.



In addition to the sunken front courtyard and space for planters, the majority of the outdoor space is found to the side and rear where there is a paved courtyard, stone and block workshop outbuilding and a raised deck open to the south. 5 Clarence Street also has its own private pedestrian access which is gated at either end, being ideal for approaching with bicycles etc. without having to go through the house.

For those looking for a grandly proportioned period home within very short walking distance of the numerous shops, cafes, restaurants and inns that the town centre has to offer then 5 Clarence Street is absolutely ideal. It is also within only a few hundred yards walk of the famous Penlee Park and Morrab Gardens, the seafront promenade, the harbourside, regional hospital and even the main line railway station.

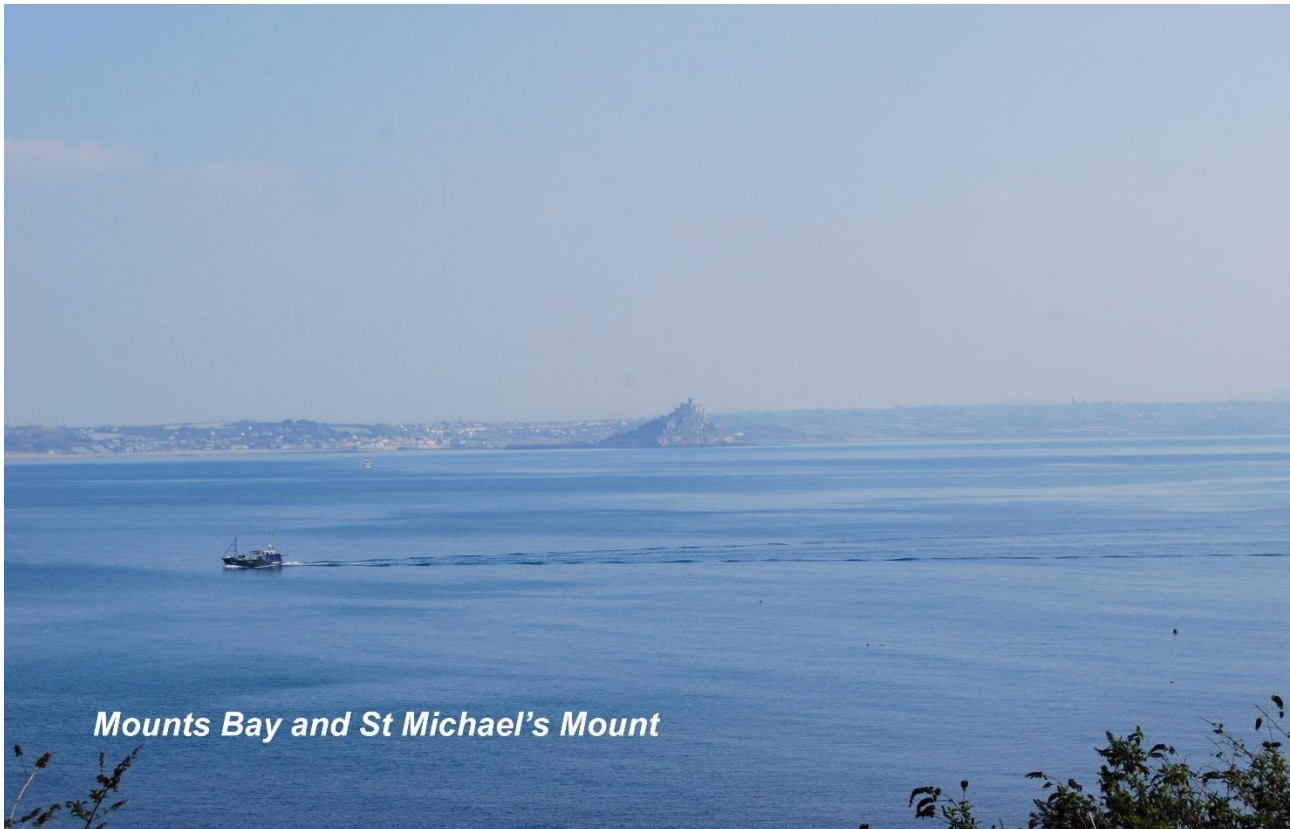
LOCATION

Penzance is considered the capital of West Cornwall and is at the end of the Penzance to Paddington main railway line with direct trains to London. The town has a rich seafaring heritage and its centre abounds with period buildings which now house a wide array of high street names and more specialised retailers. The area is also famous for its arts and there are many galleries in Penzance and



neighbouring Newlyn which also has a large and colourful fishing fleet. Within Penzance there are hotels, restaurants, cafés, museums, education for all ages and a hospital.

West Cornwall is known for its rugged beauty and is surrounded by the South West Coast Path which leads over dramatic cliff tops to sheltered coves and larger sandy beaches. Just to the east of Penzance is the village of Marazion and St Michael's Mount which can be accessed by foot across a causeway at low tide. There are many other sandy beaches including Praa Sands to the east, whilst to the far west is Sennen Cove and Whitesand Bay near Land's End, a 2 mile long stretch of beautiful white sands beside a picturesque harbourside village that is renowned for surfing. To the south is Mousehole which attracts people from all over Europe to see its harbourside lights at Christmas and about 20 minutes' drive to the north is the resort and surfing town of St Ives which is considered to have the best light for painting in Britain as it reflects off the waters of the 4 mile wide St Ives Bay.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

An ornate porch to the front protects a painted panelled wood door with obscure glazed window over, opening to:-

LOBBY 9' high ceiling, space for coats and shoes. Half glazed door with window over and opening to:-

HALL Staircase to the first floor with window over and door below leading down a flight of granite steps to the basement room. Doors to the lounge, dining room and:-

KITCHEN – 14'7" x 7'1" Window and half glazed door opening to the attractive courtyard garden. Recently refitted white fronted range of kitchen units under roll edged marble effect

worktops with tiled splashbacks. Stainless steel 1½ bowl sink and drainer with chrome mixer tap. Space for a dishwasher, large fridge/freezer, washing machine and tumble dryer. Integrated twin oven/grill and four plate AEG ceramic hob with concealed filter hood over. Recently installed Worcester Bosch A rated condensing boiler with digital controller. Tiled floor.



DINING ROOM – 11' x 9'10"
8'10" high ceiling with central rose and corning. Tall sash window to the rear with painted panelled surround and window seat. Oak flooring, 5'6" wide opening to:-

LOUNGE – 12'1" x 12' Tall secondary glazed multi pane sash window to the front in a recess. Open grate fireplace (not currently used but previously in use) with moulded wooden surround and mantel and slate hearth. Recessed cabinets and glass fronted cabinets to either side of the fireplace.

8'10" high ceiling with central rose. This room and the dining room create a space of 27' long overall with windows to both front and rear.



LOWER GROUND FLOOR

RECEPTION ROOM – 15'4" x 11'7" Granite flooring that has been polished by use over the years. Half glazed double doors to a sunken courtyard to the front with easy potential to create a further access from here to the front gate.

FIRST FLOOR

SPLIT LEVEL LANDING Continuation of the staircase to the second floor with two windows adding light. Deep linen cupboard with window. Doors to:-

BEDROOM 1 – 15'10" x 12'1" Two secondary glazed multi pane sash windows to the front with shutters in recesses. Painted period panelled doors to a recessed wardrobe and separate cupboard. 9'2" high ceiling.



BEDROOM 2 – 11'3" x 10' 9'2" high ceiling, tall multi pane sash window to the rear. Painted period door to a recessed wardrobe.

BATHROOM – 8'6" x 6' Large obscure glazed window to the rear. White sanitaryware including a wc and pedestal wash basin with chrome taps. Panelled bath with chrome mixer tap and wall mounted shower over. White wall tiling to



full height around the room, chrome heated towel rail, space for a dressing table etc.



SHOWER ROOM – 7'10" x 5'3" Obscure glazed window to the side. Large curving glazed screened shower enclosure with wooden drying area and Mira electric shower. White wc, white pedestal wash basin with chrome mixer tap. Blue mosaic tiled walls, chrome heated towel rail.

SECOND FLOOR

LANDING Galleried over the staircase and lit by a window at half landing height. Access to loft space. Doors to:-

BEDROOM 3 – 16' x 14' reducing to 12'5" Two multi pane sash windows to the front with secondary glazing, making the most of the elevated position enjoying an outlook over rooftops to countryside.

BEDROOM 4 – 10' x 9'2" Multi pane sash window to the rear.



OUTSIDE

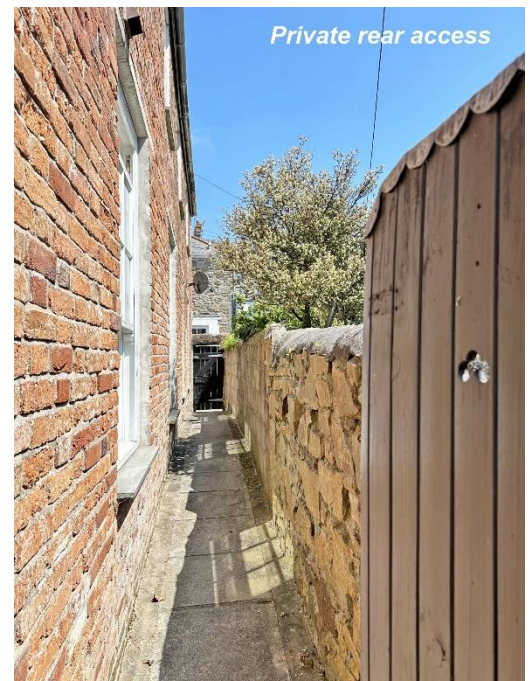
The house is set back behind a painted wall with wrought iron railing and gate opening onto a granite pathway with inset pebbles to either side providing space for planters. Covering

the front door is an ornate porch over a granite step and threshold into the house. Behind the front wall are two paved areas ideal for planters with a recessed stone sided courtyard below approached from the basement room.



Outside of the kitchen door, to the rear, is a paved courtyard that enjoys the morning sun with inset pebbles between paving slabs making for a most attractive setting between the painted and unpainted stone walls. The paving continues past an outbuilding before rising up three recently installed decking steps to a decked sun terrace from where a gate opens onto a private walkway with further gate at the end opening onto a lane giving simple access for garden items, bicycles etc. in an out of the rear garden without having to go through the house.

OUTBUILDING – 11'2" x 4'3" Of stone and block construction with a window and pedestrian door. Power and light connected and outdoor light in the courtyard as well as an outdoor tap.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR18 2NU.

SERVICES Mains water, drainage, electricity, gas. New Worcester Bosch condensing boiler recently fitted.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

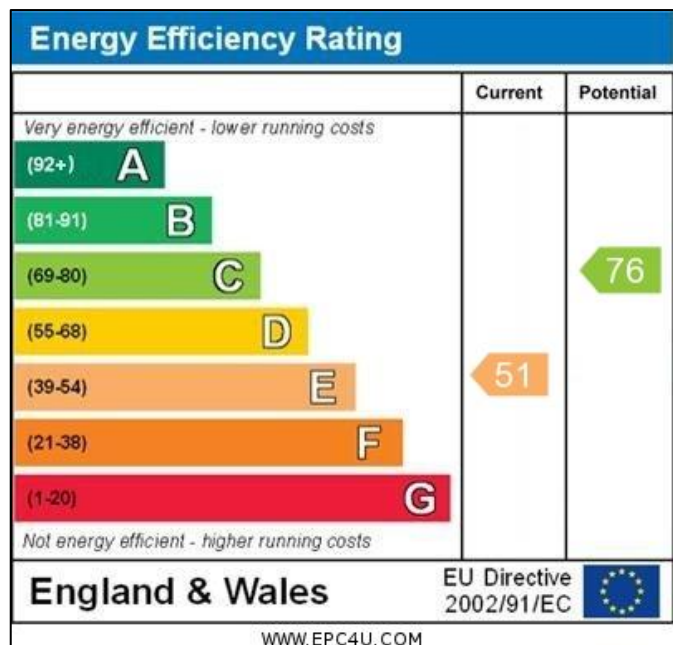
DIRECTIONS Take the A30 around the outside of Penzance and at the Heamoor roundabout turn onto Madron Road signed to the college and sports centre. Follow this road which becomes St Clare Street and continue into Penzance. At the mini roundabout beside the hospital continue straight on, after which the road bears to the right and then again to the left before passing a car park on the right hand side, at which point you are on Clarence Street and number 5 will be found as the second to last property in the terrace on the left hand side before reaching the white painted church. There is often parking available on this road or in the car park just mentioned where one can buy yearly resident's permits that are currently under £200 per annum.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

