



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9535

Guide £635,000

**Forge Cottage,
Sennen, Penzance, Cornwall, TR19 7AD**

FREEHOLD



Situated just over 1 mile from the golden sands of Sennen Cove, and close to the iconic Land's End, an exceedingly attractive granite, extended 3 double bed roomed, 2 bath/shower roomed cottage with enclosed south west facing low maintenance rear garden, off-road parking and garage. Perfect as either a main home, holiday home or as a letting investment.





SUMMARY OF ACCOMMODATION – In all, about 1,316sq.ft.

Ground Floor Entrance porch, sitting room, semi open-plan kitchen/dining room, orangery, utility room, shower room, guest bedroom.

First Floor Landing, principal bedroom with built-in wardrobes, further double bedroom, family bath/shower room.

Outside Enclosed low maintenance south west facing rear garden with side gate leading to the front garden. Off-road parking, attached garage.

DESCRIPTION

Forge Cottage is slightly set back from the road and is only a stone's throw from the iconic Land's End, one of Britain's best loved landmarks, famous for its unique location, natural beauty and stunning scenery.

Originally dating from circa 1870's, the cottage has been extended in the 1980's and more recently in 2011 to create what is now a fabulous and charming three double bedroomed, three reception roomed non-Listed character cottage.

The accommodation on the ground floor comprises an entrance porch opening into the living room, with exposed beams and a log burner. From here stairs rise to the first floor and an opening leads into the kitchen, which is very well appointed and has a square arched opening into the dining room. From here a side door opens to the rear garden and an opening leads through to the orangery, with double doors to the rear garden again and flooded with plenty of natural light. Completing the ground floor is a utility room, shower room and a guest double bedroom.

On the first floor are two double bedrooms, the principal of which has built-in wardrobes, and a family bath/shower room.

Externally, there is driveway parking for one vehicle and a garage which is larger than a single in width. To the front of the cottage is a gravelled front garden which has a gate leading to the enclosed, south west facing rear garden which is very private and perfect for barbecues and alfresco dining. On the garage are discreet solar panels.

In all, a delightful and charming extended cottage in one of Cornwall's most sought after locations, only a stone's throw from a beautiful sandy beaches and the rugged coastline. Therefore, a viewing is wholeheartedly recommended by the vendor's sole agent.







LOCATION

A short drive or a 15 minute walk from the property is Sennen Cove which is one of Cornwall's most beautiful coastal villages and has various local shops, galleries, grocery stores, a post office as well as a popular primary school with secondary education nearby at St Just and private educational facilities in Penzance. Between Penzance and St Just there are a full range of facilities, shops and professional services with Penzance having a hospital and also a railway terminus to the Paddington main line only 15 minutes' drive away. There are a wide range of doctors and dentists throughout the nearby harbourside town of Penzance.

Sennen Cove has a world renowned public inn called The Old Success Inn which sits overlooking the cove. In addition, there are a number of good restaurants and cafés which run along the seafront serving food all year round.



With the 1½ mile long Whitesand Bay being just a short walk from the property the area is a water sports paradise and popular with surfers, kite surfers and windsurfers along with fishing boats and small sailing boats launching from behind the protected wall of Sennen Cove. Gwenver picks up more swell than most in the county and can be one of the only places to have a usable surf when the rest of the county has none.

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 TR19 7AD

SERVICES Mains water, drainage and electricity. Oil fired central heating.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

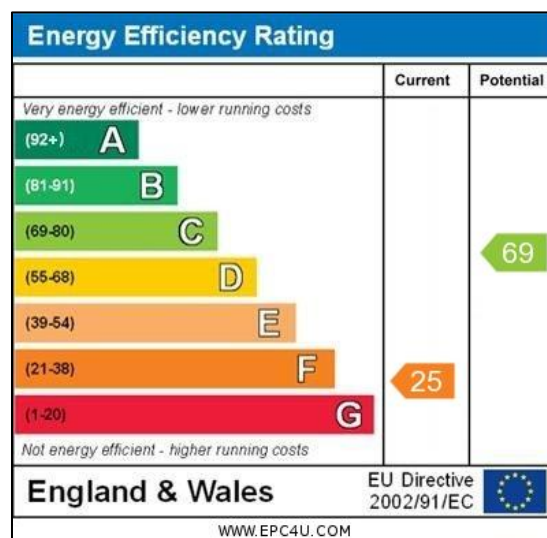
DIRECTIONS From Penzance proceed on the A30 westbound signed posted towards Land's End and keep proceeding along the A30 to near its culmination. Upon reaching Sennen, proceed straight ahead and almost out the other side towards Land's End where just before you leave Sennen, Forge Cottage can be found on the right hand side.

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.

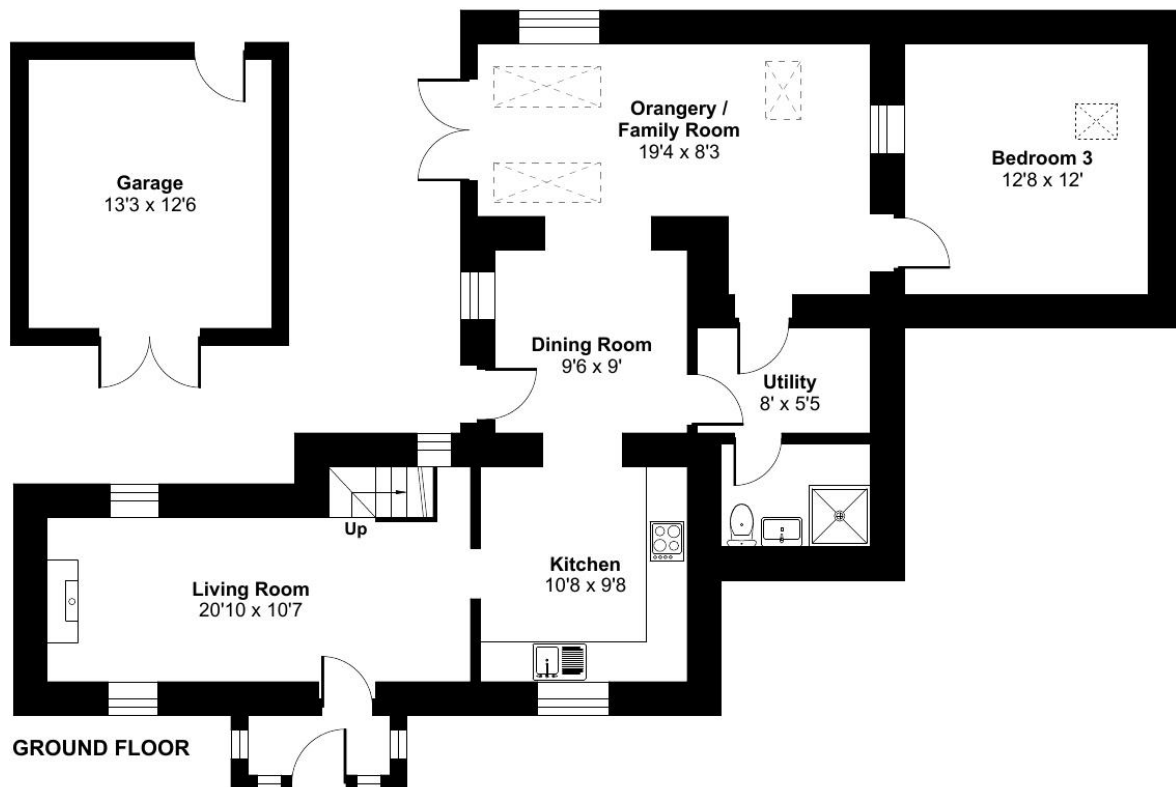
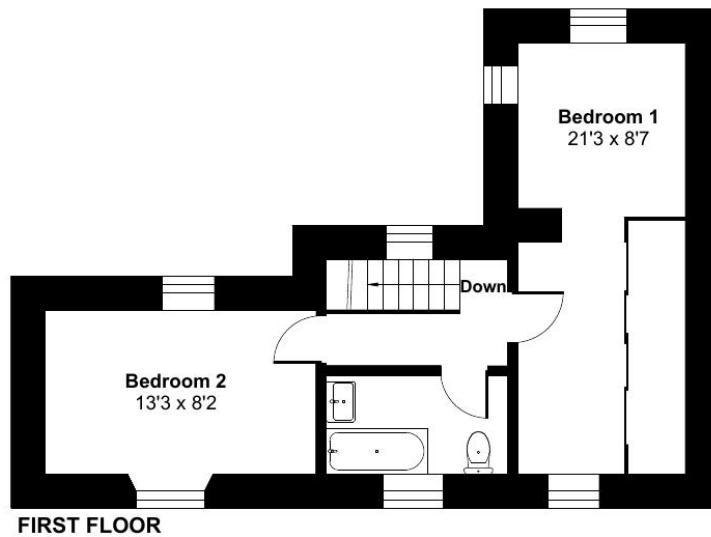
Forge Cottage, Sennen, Penzance

Approximate Area = 1316 sq ft / 122.2 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1475 sq ft / 136.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023.
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