



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10448

Guide £895,000

Fair Havens,
Boat Cove Lane, Perranuthnoe, Penzance, Cornwall, TR20 9NQ

FREEHOLD



Occupying a quiet, sheltered location on the western side of the seaside village of Perranuthnoe, a highly specified, beautifully constructed 4 double bedroom detached family house, with over 2,100sq.ft. of accommodation. With exquisite levels of craftsmanship throughout, to be offered with a new build warranty, air source heat pump, underfloor heating to both floors and highly specified kitchen and bath/shower rooms. Driveway parking for 2 vehicles and a level wraparound garden.



SUMMARY OF ACCOMMODATION – In all, around 2,100sq.ft.

Ground Floor Reception hall, study/bedroom 5, wc, kitchen/breakfast room which is open-plan to an open-plan living/dining room, utility room, plant room.

First Floor Galleried landing, bedrooms 1 through to 4 (principal en-suite), family bath/shower room.

Outside Gravel laid parking for 2 vehicles, level lawned wraparound garden with large patio.

DESCRIPTION

Fair Havens is situated on Boat Cove Lane, a quiet no-through road on the western fringes of the seaside village of Perranuthnoe. Fair Havens was completed in 2025 by a reputable local developer to the highest of standards, with outstanding craftsmanship on show throughout the property. Fair Havens is to be offered with a 10 year Build Zone Guarantee and is extremely well specified throughout including a range of Neff appliances in the kitchen, air source heat pump, underfloor heating to ground and first floor level and beautifully appointed bath/shower rooms.

The property is nestled behind an exposed Cornish stone wall with mature trees on the front boundary providing screening and privacy from the road. A gravel laid parking area provides parking for 2 vehicles with a pathway leading to the front entrance door. Upon entering the property, there is a spacious, extremely light reception hall with beautifully crafted turning staircase in front of you rising to first floor level. Off of the reception hall is a study/bedroom 5, ground floor wc and two doors provide separate access to the beautiful open-plan kitchen /dining/living room. The dining/living room is 35'2" x 14'3" and has uPVC windows to three sides including full height double glazed doors that open onto the rear patio. The kitchen is beautifully appointed with a range of quartz worksurfaces and Neff appliances, all of this room is set under LED ceiling downlights and is incredibly light with many windows to three elevations. The ground floor is completed by a utility room and plant room.

At first floor level there is a large galleried landing, off of which is the principal suite, a beautiful room set under a vaulted ceiling with integrated wardrobes and an en-suite shower room. From this room you get particularly good sea views and views of the rugged Cornish coastline. There are three further double bedrooms at first floor level, all with their own integrated wardrobe space and an impressive family bath/shower room with four piece suite.

Externally, the gardens are of a level gradient and predominantly laid to lawn with a large area of patio laid with Indian slate, all of this is enclosed by fencing for increased degrees of privacy.

In all, an extremely well specified new build family home of the highest quality in one of the most desirable seaside villages in West Cornwall. An internal viewing is highly recommended to appreciate all that is on offer.

LOCATION

Fair Havens is situated on the western fringes of the coastal village of Perranuthnoe. The village has a historic church and an award winning village inn, The Victoria Inn which has a reputation for excellent food and drink which is served all year round. There are also two cafés, one spectacularly situated just above the beach. From the village there is access to the National Trust owned coastal footpath which leads towards St Michael's Mounts and Penzance to the west, whilst to the east Prussia Cove is accessed via some spectacular rugged Cornish coastline. Close to the village there is a farm shop offering organic produce, whilst the beach itself is one of Cornwall's most picturesque with great expanses of golden sand at low tide and is popular with surfers producing excellent waves in the right conditions.

Marazion is approximately 2 miles distant, has several shops and other amenities, adequate for most everyday needs and is set directly opposite the National Trust owned St Michael's Mount, one of the most iconic attractions in Cornwall. Marazion has excellent sandy beaches as well as many eateries and public houses, whilst Mounts Bay is popular with both sailing and windsurfing enthusiasts.

Penzance is approximately 5 miles distant and is the largest town in west Cornwall and has a wide range of shops, supermarkets, banks, schools etc. It also has a busy port and is on the main Penzance to London Paddington railway line.

A stunning west Cornish countryside and rugged coastline offers excellent walking, with many sandy beaches at Mounts Bay providing exceptional water base activities including sailing and surfing at St Ives which is approximately 7½ miles away. Other attractions in the area include the Minack Theatre on a clifftop at Porthcurno, St Michael's Mount and Tate St Ives gallery.



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

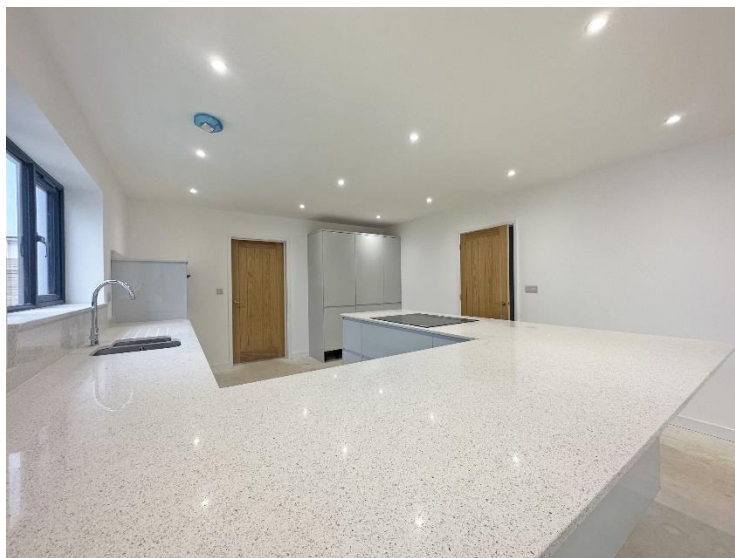
Accessed via a composite entrance door with glazed side returns into:-

ENTRANCE HALL Turning staircase with solid oak balustrades and glass panels beneath, rising to first floor level, understairs storage cupboard, Whisper underfloor heating control. Door to study, archway through to wc and two separate entrance doors opening into the semi open-plan kitchen/living/dining room.



KITCHEN / LIVING / DINING ROOM

KITCHEN – 16'7" x 13'4" A really impressive room with a comprehensively fitted kitchen under ceiling downlights, a range of quartz worksurfaces with quartz upstands with high gloss cupboards and drawers beneath. Integrated appliances include Neff eye level hide and slide oven, additional eye level Neff microwave oven with warming drawer beneath, full height Neff fridge, full height Neff freezer, large Neff induction hob with suck down extractor hood, Bosch dishwasher, inset 1½ bowl stainless steel sink with hot and cold mixer tap and side drainer, uPVC windows to the rear elevation, door through to utility room (see below).



LIVING / DINING AREA – 35'2" x 14'3" An impressive triple aspect room with a range of uPVC double glazed windows to the side and front elevations with large uPVC double glazed patio doors with large side returns opening onto the paved patio in the rear garden. Ceiling downlights, multimedia points, underfloor heating control.



UTILITY ROOM Accessed via the kitchen – a range of quartz worksurfaces with high gloss cupboards and drawers beneath, space and plumbing for washing machine and tumble dryer, extractor fan, inset stainless steel sink with side drainer, hot and cold mixer tap. Underfloor heating control, uPVC entrance door to the rear garden. Double doors opening into the:-

PLANT ROOM Tiled flooring, underfloor heating manifolds, RCD fuse board, pressurised water system and electric Zilmet boiler.

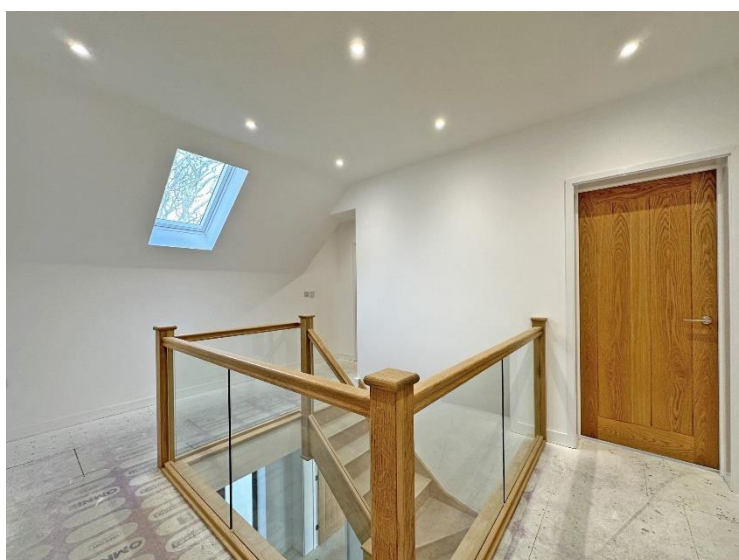
WC Underfloor heating control, tiled flooring and full height tiled walls, low flush wc, mounted wash hand basin with hot and cold tap, vanity cupboards beneath, tiled splashback and backlit wall mounted mirror above, extractor fan, obscured double glazed window to the side elevation, heated towel rail.

STUDY – 12'5" x 8'6" Underfloor heating control, ceiling downlights, multimedia point, broad double glazed window to the front elevation.



FIRST FLOOR

GALLERIED LANDING Approached via a turning oak staircase with oak balustrades, handrails and glazed panels beneath opening onto an extremely light, broad galleried landing with a Velux rooflight, underfloor heating control, ceiling downlights. Airing cupboard with integrated shelving. Doors to bedrooms 1 through to 4 and the family bathroom.



PRINCIPAL SUITE

BEDROOM – 14'2" x 12'8" An impressive room with a vaulted ceiling, ceiling downlights, underfloor heating control, broad uPVC double glazed window to the rear elevation benefitting from sea views across Perranuthnoe bay and the rugged Cornish coastline. Additional high level post box style window to the side elevation with countryside views, two sets of double built-in wardrobes with shelving and hanging space, high level storage space, door opening into:-



EN-SUITE SHOWER ROOM

Underfloor heating control, tiled flooring and partially tiled walls (up to three quarter height), low flush wc, mounted wash hand basin with hot and cold mixer tap, vanity drawers beneath, tiled splashback and backlit mirror above, double shower unit with rainwater shower above and additional shower attachment, tiled surround and glass screen, heated towel rail, Velux rooflight, extractor fan.



BEDROOM 2 – 13'6" x 12'3" measurements inclusive of built-in wardrobes

Vaulted ceiling, ceiling downlights, underfloor heating control, multimedia point, broad double glazed windows to the front elevation, double built-in wardrobe with shelving and hanging space.



BEDROOM 3 – 13'4" x 12'5"
measurements inclusive of double built-in wardrobe Partially sloping ceiling and large dormer style vaulted ceiling to the rear, ceiling downlights, underfloor heating control, multimedia point, broad double glazed window to the rear elevation with some sea views, double built-in wardrobe with shelving and hanging space.



BEDROOM 4 – 13'4" x 12'6"
measurements inclusive of double built-in wardrobes Partially sloping ceiling, large dormer style vaulted ceiling with dormer window to the front elevation, double built-in wardrobe with shelving and hanging space, multimedia point, ceiling downlights, loft access, underfloor heating control.

FAMILY BATH / SHOWER ROOM
 Tiled floor and full height tiled walls, low flush wc, mounted wash hand basin with hot and cold mixer tap, vanity drawers beneath, tiled splashback, wall mounted backlit mirror above, double ended panel bath with hot and cold mixer tap and shower attachment, tiled surround, corner shower unit with rainwater shower above and additional shower attachment, glass screen and door. Electric heated towel rail, obscure double glazed windows to the rear elevation and extractor fan.



OUTSIDE

To the front of the property a brick paved driveway provides access to a large gravel laid parking area suitable, in total for up to 4 vehicles. To the front a paved pathway provides access to the front entrance door, the front boundary is enclosed by handsome exposed stone walling with some mature trees on the boundary. Pedestrian gateways open to either side of the property into the rear and side gardens where there are two large areas of level lawn separated by Indian slate paved



patio – all of which is enclosed by evergreen boundaries and fencing for increased degrees of privacy. In all, the gardens are of a level gradient and generous size whilst predominantly being of a south easterly aspect ensuring sun for most of the day.



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 TR20 9NQ.

SERVICES Mains water, drainage and electricity. Air source powered underfloor heating.

MOBILE PHONE COVERAGE To be confirmed.

BROADBAND To be confirmed.

COUNCIL TAX BAND To be confirmed (see www.mycounciltax.org.uk).

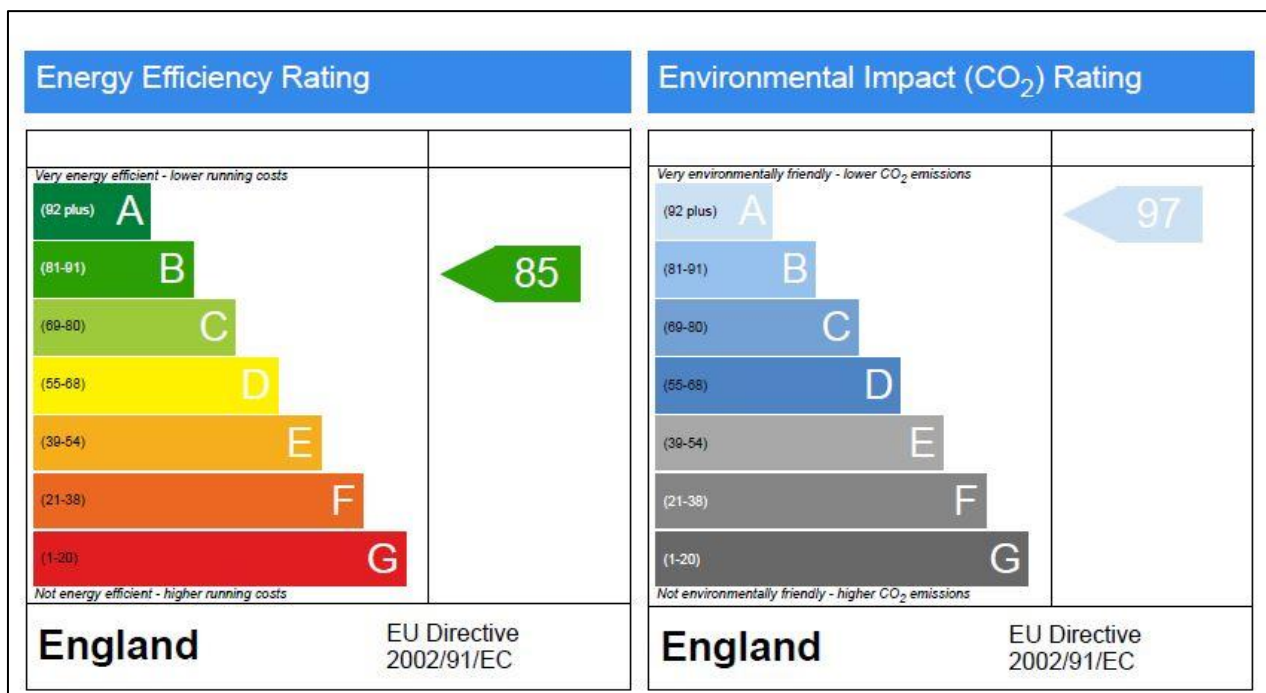
DIRECTIONS From Penzance take the A394 signposted to Helston and just after bypassing Marazion, take the right hand turn signposted Perranuthnoe. Continue for ½ a mile down this lane and upon reaching Perranuthnoe, take the right hand fork towards the church. Pass the church on the right hand side and Fair Havens will be found on the left where a for sale board is erected for identification purposes.

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.

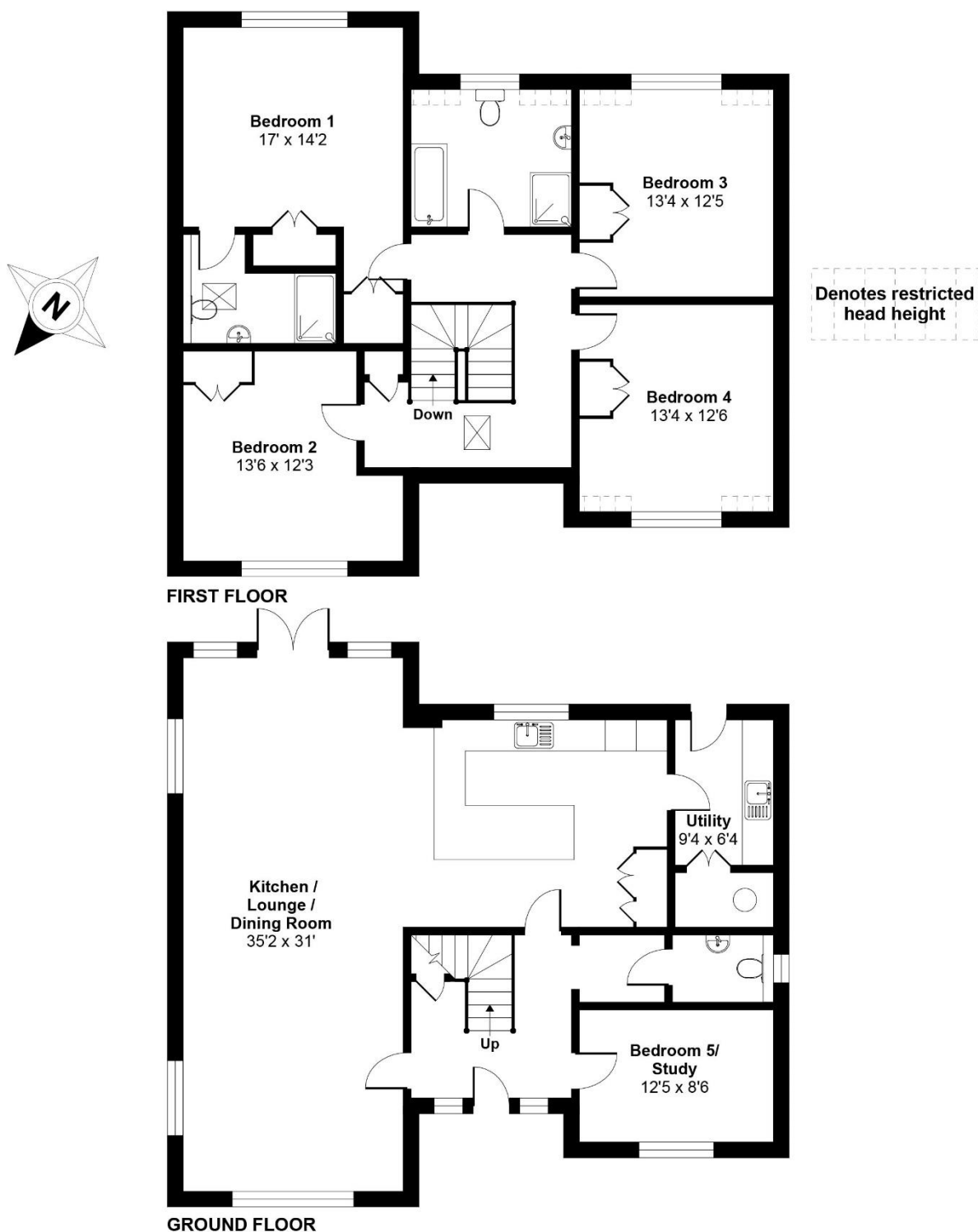
Perranuthnoe, Penzance, TR20

Approximate Area = 2184 sq ft / 202.8 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 2202 sq ft / 204.5 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). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1262964

