



Shelbourne





# Shelbourne

Sennen Cove, Penzance, Cornwall, TR19 7DF

Lands End 2 Miles - St Buryan 4 Miles - Porthcurno 4 Miles

Substantial period property with uninterrupted sea and headland views, set in around 0.25 acre with an additional bungalow studio within its grounds offering development opportunities.

- No Onward Chain
- Period Property with Sea Views
- Garage
- Extensive Garden
- Business Rated
- Development Opportunity
- 5 Bedrooms
- Studio Outbuilding
- Freehold
- EPC Band F

Guide Price £1,275,000

## SITUATION

In the heart of Sennen Cove, Shelbourne commands a front-line position with uninterrupted sea views in one of West Cornwall's most sought after coastal villages. Sennen, originally established as a fishing station and now renowned for its sandy beach and excellent surfing together with the historic harbour which still supports a small fleet of fishing boats.

Also approximately half a mile distant is the splendour of Lands End and the varied amenities that are available.

Passing through Sennen Cove is the coastal footpath which is undoubtedly the best way of absorbing the dramatic scenery of this unspoilt peninsula. Sennen Cove and Sennen village offer a range of local facilities including shops, restaurants and public houses whilst the market town of Penzance is approximately 9 miles to the east. This is now the main commercial centre for the Penwith Peninsula and also has a mainline railway station linking with London Paddington.





## THE PROPERTY

Shelbourne is an impressive bay fronted 1920's residence in the heart of Sennen Cove offering a substantial family home with an additional bungalow /studio in the grounds of around a quarter of an acre.

A stones throw from the seafront, this handsome detached property offers beautifully proportioned accommodation arranged over three floors together with parking, gardens and garage/workshop.

Retaining a wealth of traditional features, the property is approached through a welcoming reception hall with doors leading to principal rooms. The delightful full-width dual aspect sitting room has a tall bay window and enjoys fabulous sea views of Sennen Cove and across to Cape Cornwall. Further on from this is a second reception room, an impressive dining room with a mirroring tall bay window, feature fireplace enjoying the same uninterrupted sea views. A well-appointed family shaker style kitchen to the rear of the property with a country style fireplace with oiled fired Aga at the heart of it.

At the first floor level, there is a spacious galleried landing off which is the well-proportioned master bedroom en suite with stunning elevated sea views. The first floor accommodation comprises 3 bedrooms, two of which enjoy sea views. and family bathroom

Further stairs climb to two attic rooms with dormer windows.

## THE BUNGALOW STUDIO

A single-story studio/bungalow is well positioned to the rear of the property offering additional accommodation or development opportunities (subject to the relevant consents)

## THE GROUNDS

To the rear of the property is a large south-facing decked entertaining area with several outbuildings for storage. Granite steps climb to an elevated unkept garden of around a quarter of an acre of which some areas offer fabulous elevated sea views.

To the front of the property is a formal front garden with low granite walls and a pedestrian gate to a large parking area for some 2-3 cars.

A large garage or workshop is also positioned to the side of the property offering ample storage, parking, or additional development opportunities.

## SERVICES

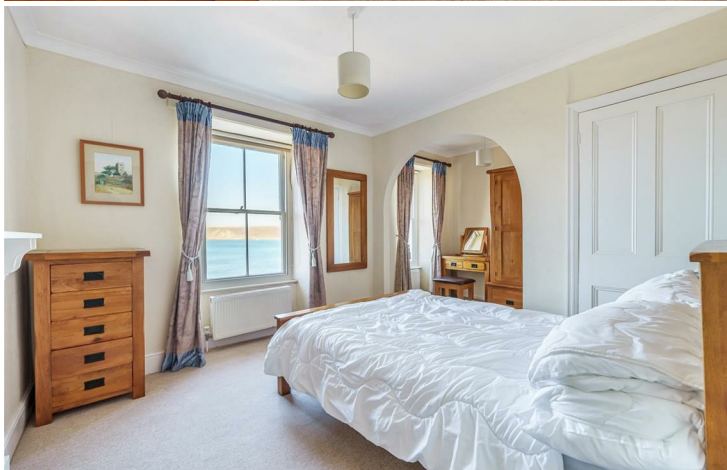
Mains Drainage, Mains Water, Mains Electricity and Oil Fired Central Heating.

## VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

From Penzance proceed in a westerly direction along the A30 towards Lands End. Upon reaching the village of Sennen turn right into Sennen Cove and follow to road down into the cove whereby the property can be found on the left hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

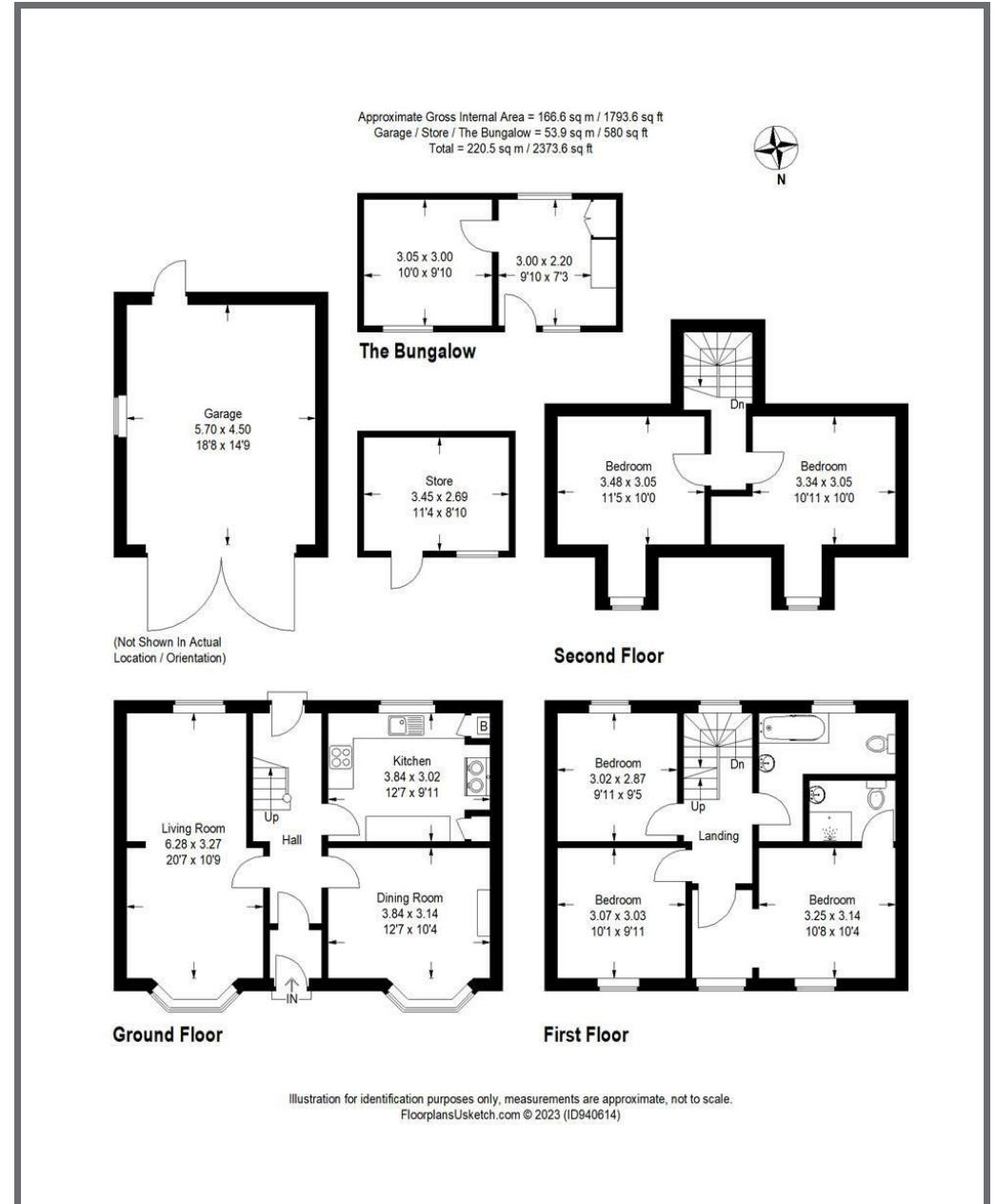


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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