



Predannack



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Fradgan Place, Newlyn, Penzance, TR18 5DB

Mousehole 2 Miles, Penzance 1 Mile, St.Ives 9 Miles

Substantial family home with two superb additional units of accommodation discreetly positioned yards from the water's edge in the popular town of Newlyn.

- Family Home
- Coast Position
- Parking
- Freehold
- Two 2 Bed Units of Accommodation
- Gardens
- Close to amenities
- Council Tax Band E

Guide Price £1,350,000

SITUATION

Situated in the heart of the historic fishing village of Newlyn and a short stroll from Newlyn's famous working harbour, Pradannack offers a secluded large family home with two further units for additional accommodation.

The property is ideally positioned for access to the magical West Cornwall scenery with its mixture of sandy beaches, rugged coastline and wide expanses of open countryside.

Within 2 miles is the harbour town of Penzance which now forms the commercial centre of the Lands End peninsula and offers a mixture of restaurants and galleries and is home to the mainline railway station connecting to London Paddington.

Just past Penzance is Mounts Bay is renowned for St Michael's Mount where the tower and battlements rise to a height of almost 230 feet above sea level. Still occupied by the St Aubyn family, the castle and gardens are open to the public through the National Trust.

To the South of Newlyn is Mousehole which retains an unspoilt character and has a rich and colourful history with perhaps the Christmas lights being the best known of traditions, erected every year in and around the harbour. The property is also ideally positioned for access to the magical West Cornwall scenery with its mixture of sandy beaches, rugged coastline and wide expanses of open countryside.



PREDANNACK

Discreetly situated at the end of Newlyn's picturesque cobbled Fradgan Place, Pradannack is a large family home offering light and spacious accommodation over two floors. The accommodation in brief: Entrance hallway, dining room, sitting room, utility and bedroom, steps down to a light, modern kitchen with a central island and hidden pantry.

Stairs rise to the second floor three double bedrooms, a fourth bedroom or study, and well well-appointed family bathroom.

Pradannack enjoys a large expanse of gardens, mainly laid to lawn on two sides of the property, with access to both Sullivan's Loft and the Sail Loft as well as the central parking area. Vehicular access is available through the handsome granite archway doubling as access for the two units of accommodation.

SULLIVANS LOFT

Having undergone recent renovations and finished to a high standard Sullivan's Loft now presents as a light, spacious 2-bedroom apartment offering an open plan living with a blending mix of traditional character features and modern living. Sullivan's Loft is currently used as a successful holiday let and can continue to be used as one or as additional ancillary accreditation to the main house.

SAIL LOFT

The Sail Loft benefits from the same renovations and finish as Sullivan's Loft offering a similar open plan living space and kitchen finished to a high standard, with two spacious bedrooms and a family bathroom completing the accommodation.

VIEWINGS

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

SERVICES

Mains Water, Drainage, Electricity, and main Gas.
Solar Panels to the main house.

DIRECTION

Leaving Penzance, head toward Newlyn with the coast on your left-hand side. Upon entering Newlyn follow the road (The Strand) around to the left and continue until you reach the gardens on your right-hand side. Immediately after the garden, you will see Gwavas Quay, leading to Fragan Place. The Property can be found a short distance along this road.



These particulars are a guide only and should not be relied upon for any purpose.



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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	88
EU Directive 2002/91/EC			

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Approximate Area = 2208 sq ft / 205.1 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Total = 2273 sq ft / 211.1 sq m
 For identification only - Not to scale

Denotes restricted head height

First Floor

- Bedroom 3: 3.18 x 2.72m (10'5" x 8'11")
- Bedroom 1: 3.53 x 3.18m (11'7" x 10'5")
- Bedroom 4 / Study: 3.63 x 2.11m (11'11" x 6'11")
- Bedroom 2: 3.18 x 2.77m (10'5" x 9'1")
- Kitchen / Sitting Room / Breakfast Room: 6.53 x 6.45m (21'5" x 21'2")
- Pantry
- Storage

Basement

- Basement: 6.63 x 3.20m (21'9" x 10'6")
- Basement: 4.55 x 2.74m (14'11" x 9')

Ground Floor

- Sitting Room: 6.60 x 3.25m (21'8" x 10'8")
- Bedroom 5: 3.51 x 3.18m (11'6" x 10'5")
- Dining Room: 4.42 x 2.67m (14'6" x 8'9")
- Utility: 2.74 x 2.24m (9' x 7'4")

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Stags. REF: 1057750