



Trannack Vean - Lot 2







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Heamoor, Penzance, Cornwall, TR20 8UP

Heamoor 1/5 mile Penzance Centre 1 mile Marazion 3 miles

A fine three-bedroom cottage, with private parking and large garden. kitchen, larder, 2 receptions, 2 wcs, 3 bedrooms, shower rooms. Spacious level garden. EPC Rating: 0.3 of an acre.

- LOT 1 (RED) About 1.69 Acres
- Workshop/Studio with Pot. for Conversion (stp)
- LOT 2 (GREEN) About 0.31 of an Acre
- LOT 3 (BLUE) About 2.22 Acres
- Freehold
- Fine Victorian Residence with Apartment
- Ancillary Building & Superb Gardens
- 3 Bedroom House & Garden
- 2 Bedroom Apartment, Garaging & Woodland
- Council Tax Bands A to E

Guide Price £435,000

Stags Truro

61 Lemon Street, Truro, TR1 2PE

01872 264488 | truro@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



METHOD OF SALE AND GUIDE PRICES

The property is offered for sale by private treaty, as a whole or in any combination of 3 Lots. No decisions on offers received will be made until after the first two weeks of marketing. These sale particulars represent Lot 2.

Lots 2 and 3 will not be sold before Lot 1. Exchange of contracts on the sale Lot 1 to take place either before or at the same time as exchange of contracts on the sale of Lots 2 and 3.

Lot 1: £785,000 Lot 2: £435,000 Lot 3: £430,000

SITUATION

Trannack House is ruraly situated about $\frac{3}{4}$ mile to the east of Heamoor and about a mile from the centre of the harbour town of Penzance. Penzance forms the commercial centre of the Lands End peninsula and offers a mixture of restaurants and galleries and is home to the terminus of the London Paddington line.

With junctions to the A30(T) about a mile distant, Trannack House is ideally positioned to access the magical West Cornwall scenery with its mixture of sandy beaches, rugged coastline and wide expanses of open countryside.

LOT 1 - TRANNACK HOUSE - TOTAL 1.69 ACRES

A handsome Victorian residence with spacious and flexible accommodation offering occupation either as a single 4-5 bedroom family home or as a quality home with an externally accessed self-contained first floor apartment.

There is an inviting Reception Hall with striking ornate carved wooden panelling with Cloakroom and WC off and Hallway leading to an inner Staircase Hall with rear Boot Room. There are three front Reception Rooms being a Morning Room/Study with fitted bookshelves; a fine Drawing Room and a well-proportioned Dining Room – each with attractive fireplaces.

There is a spacious Kitchen/Breakfast Room with range of Shaker style base and eye level units with rolled worktops to splashback tiling and including a single drainer sink unit with vegetable bowl and mixer tap, inset fan assisted oven and grill, four gas rings, vegetable baskets, space for refrigerator, solid fuel Rayburn set in tiled fireplace recess and fitted bureau with cupboards and drawers, desktop space and fitted shelving. Off is a useful Utility Room.

An impressive turning balustrade staircase leads to the first floor with a superb Master Bedroom with En Suite Bathroom with panelled bath, wc and washbasin and a Second well-proportioned Bedroom with fully tiled En Suite Shower with washbasin – each with views to the sea.

A Landing door leads through to an Inner Landing and the self-contained first floor Flat which includes a well-equipped Kitchen with modern range of matching units with rolled worktop surfaces to splashback tiling, inset fan assisted oven and grill with four gas rings and extractor hood over, breakfast bar, further cupboards and fitted Larder cupboard, all of which opens to a Living Room with fireplace and double aspect, enjoying views as far as St Michaels Mount and Marazion; Bedroom with views; second Bedroom/Reception Room and Shower Room with quadrant fully tiled shower, washbasin and wc.

Adjoining Trannack House at the rear is a traditional outbuilding known as "The Workshop" with tremendous potential to create additional self-contained accommodation if desired – subject to all necessary consents and approvals.

There are beautiful gardens, which will be of particular interest to the garden enthusiast, lying to the south, south-west and west of the house which have been thoughtfully landscaped, laid out and well managed by the current vendor. Within the gardens are a number of Sheds and Outbuildings including Garden Stores, timber framed Pole Barn and fine Combination Building incorporating a Summer House, Log Store and Tool Shed.

LOT 2 -TRANNACK VEN - TOTAL ABOUT .31 OF AN ACRE

A detached Dwelling offering two storey accommodation with, on the ground floor, a Kitchen with a range of Shaker style base units with rolled worktops to splashback tiling and matching eye level cupboards, single drainer sink unit with mixer tap, four ring hob with extractor hood over, fan assisted oven and grill, space for refrigerator, freezer, dishwasher and washing machine with Larder off; Dining Room; Living Room with arched picture window and wooden fireplace with inset wood-burner set on slate hearth and separate WC.

On the first floor, with high ceilings, is a Landing, three Bedrooms – two with built-in wardrobes – separate WC and Shower Room with fully tiled shower and washbasin.

Outside to the front is a delightful garden with open area of lawn with numerous shrubs and trees and lean-to Greenhouse.





LOT 3 - TRANNACK LE - ABOUT 2.22 ACRES

A well-presented self-contained apartment, situated over lower level Double Garaging side Stores, which is well-presented to the market and comprises an Entrance Hall, well-equipped Kitchen, Living Room with outlook over the gardens, Bathroom and two Bedrooms.

Above is an externally accessed pitched roof space with outside balcony enjoying wonderful tree height views. The gardens and woodland offer mature grounds with high environmental and conservational appeal – as well as being a useful source of firewood.

NB

There is a planning application submitted to Cornwall Council for residential development of land to the south. The land slopes away from Trannack House. There are some mature screening trees and a provision for a strip of landscaped land between the edge of the site and the nearest houses. If granted, it is accessed from the A30(T) Penzance by-pass away to the south and not from the lane accessing the property. Please contact Stags for further information.

TENURE AND POSSESSION

Freehold.

Lot 3 is sold subject to an Assured Shorthold Tenancy or with vacant possession after Wednesday 25th September 2024.

RIGHTS OF WAY

Lot 2 will be granted a right of way between points A and B and Lot 3 to be granted a right of way between points A, B and C as shown on the plan for identification purposes only.

The purchaser of Lot 1 will be granted a pedestrian/garden right of way between points B and E as shown on the plan for identification purposes only.

BOUNDARIES

The purchaser of Lot 1 to erect a solid 5' high solid timber fence between points M and N within two months of completion.

The purchaser of Lot 2 to erect a solid 5' high solid timber solid between points T, S, R and Q within two months of completion. The purchaser of Lot 2 to erect a fence with posts at three-metre intervals and two rails between points P and Q; and V and Z within two months of completion.

The purchaser of Lot 3 to erect a fence with posts at three-metre intervals and two rails between points L and K; and H and G within two months of completion.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. 24 hours notice required please.

DIRECTIONS

On approaching Penzance on the A30(T), pass Sainsburys keeping in the left-hand lane. At the roundabout, exit towards the town centre. After about 150 yards turn right onto the B3311. Drive under the A30(T), continue for about 400 yards and where the road bears to the right, turn left towards Newmill. Ignore the next turning to the right and the entrance will be seen on the right-hand side after about 250 yards.

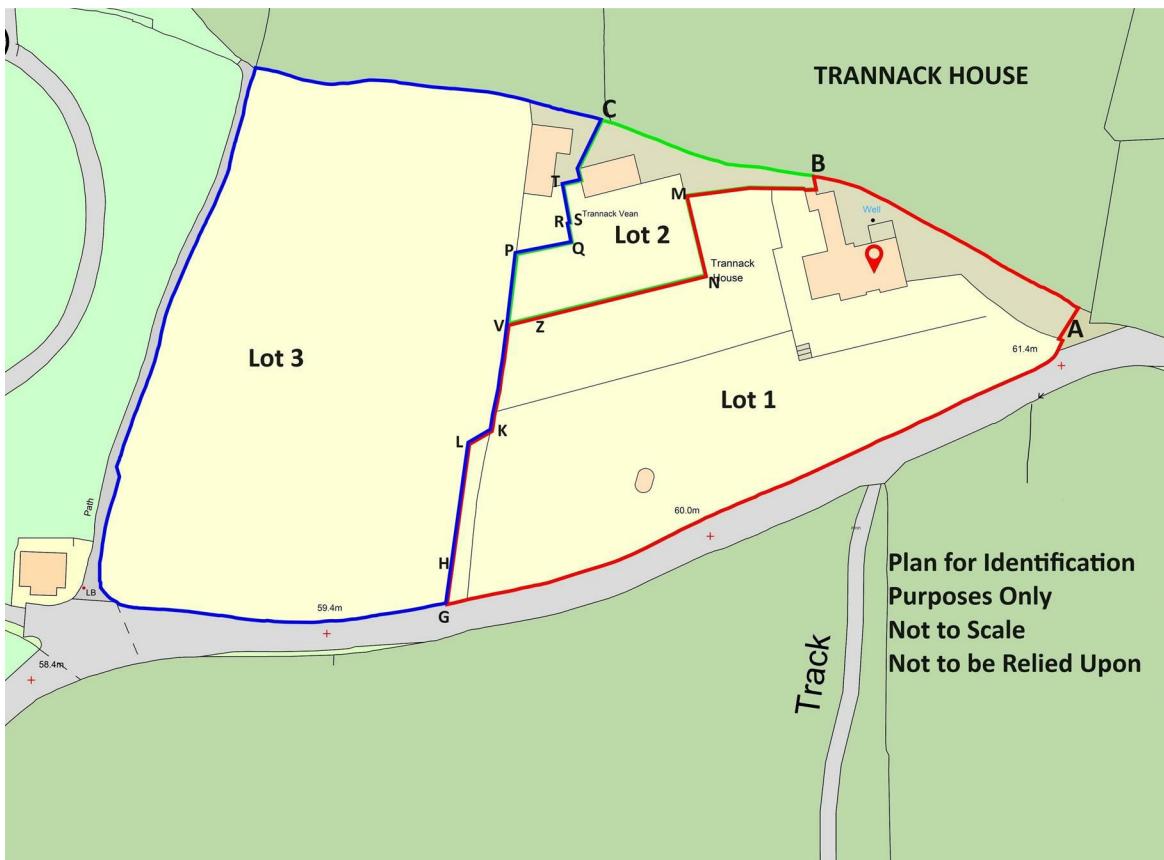
SERVICES

Lot 1: Mains water and electricity connected. Shared private drainage system. Solid fuel central heating. Photovoltaic panels.

Lot 2: Mains water and electricity connected. Shared private drainage system. Electric central heating. Photovoltaic panels.

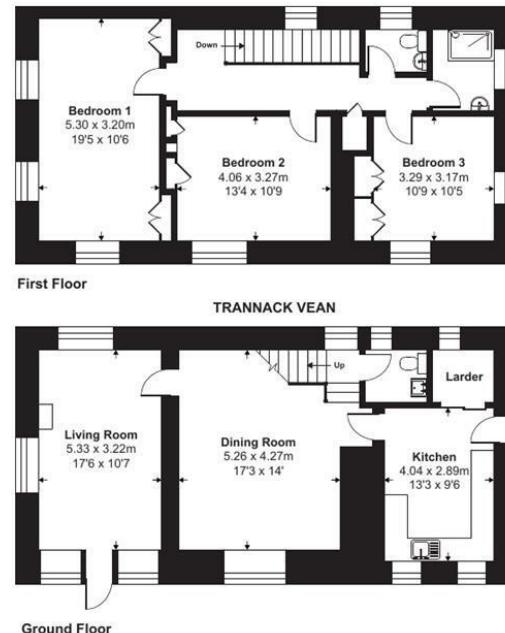
Lot 3: Mains water and electricity connected. Private drainage. Electric radiators to Trannack Le and roof space over. Photovoltaic panels.

Broadband: Standard, super-fast and ultra-fast available (Ofcom). Mobile coverage: Inside - likely from EE, 02 and Vodafone and limited from Three. Outside - likely to be available from EE, 02, Three and Vodafone (Ofcom).



Approximate Area = 1429 sq ft / 132.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1123493

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		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		22
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



