



4 Morrab Place



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Penzance, TR18 4DG

Mousehole - 3 miles Marazion - 5 miles St Ives - 8 miles

A Grade II* Listed Regency style town house in one of Penzance's most prestigious residential addresses. Offering flexible accommodation over four floors, formally separated into three apartments, now with permission to be a single dwelling.

- Grade II* Listed
- 4 Bedrooms
- 4 Bathrooms
- Flexible Accommodation
- Sought After Location
- Close To Town Centre
- Courtyard
- Period Features
- Freehold
- Council Tax B (x2)

Guide Price £475,000

SITUATION

Morrab Place is one of Penzance's most sought after areas, with a short row of Regency style houses situated to the south of the town centre in a highly regarded residential area that is within easy walking distance of the promenade and sea front.

Penzance forms the commercial heart of the Lands End Peninsula and retains a number of historic buildings including the recently refurbished Art Deco Jubilee Pool. A popular tourist destination with a vibrant atmosphere, the town offers a broad and eclectic mixture of shops, cafes, restaurants, galleries and local inns. Also within a short stroll are the tranquil sub tropical gardens of Morrab and Penlee, where there is also an art gallery and museum celebrating the history and culture of West Cornwall.

Close by are numerous sandy beaches and renowned local attractions such as the Minack Theatre at Porthcurno, the Tate Gallery at St Ives and St Michael's Mount at Marazion. Picturesque local villages include Mousehole and Marazion whilst Newlyn has an active fishing harbour that is always bustling with life. The railway station in Penzance links directly with London Paddington.



THE PROPERTY

This beautifully proportioned Regency property, spanning four floors, boasts exceptional versatility and charm. Once divided into separate apartments, it has now been converted into a single dwelling, with all relevant permissions secured (PA22/07564 & PA22/07565). Offering an ideal layout for multigenerational living or an adaptable family home, this residence provides a unique blend of modern convenience and classic elegance.

The main entrance, typically accessed from the lower ground floor, leads into a cozy sitting room featuring traditional sash windows that flood the space with natural light. From here, doors open to a charming country-style kitchen, complete with a range cooker and double doors that lead to a private rear courtyard, perfect for alfresco dining or quiet relaxation. This floor is completed by a well-sized third bedroom and a separate shower room.

A staircase ascends from the kitchen/dining area to the ground floor, which features a spacious, character-filled double bedroom, a utility room, and an additional shower room. On the first floor, you'll find a generously sized kitchen-dining room, along with a versatile sitting room that could be used as another bedroom, accompanied by a shower room. The top floor houses a large double bedroom with its own dedicated shower room, offering privacy and comfort.

With its thoughtful layout, this home offers plenty of flexibility for various living arrangements while retaining its original character.

OUTSIDE

The property benefits from a near south facing private rear courtyard, accessible from the kitchen,

SERVICES

Mains Water, drainage, gas and electricity. Gas central heating on the lower ground floor. Electric heating on the first floor.

Ultra Fast Broadband Available (Ofcom). O2, Vodafone and EE Signals Likely (Ofcom)

VIEWINGS

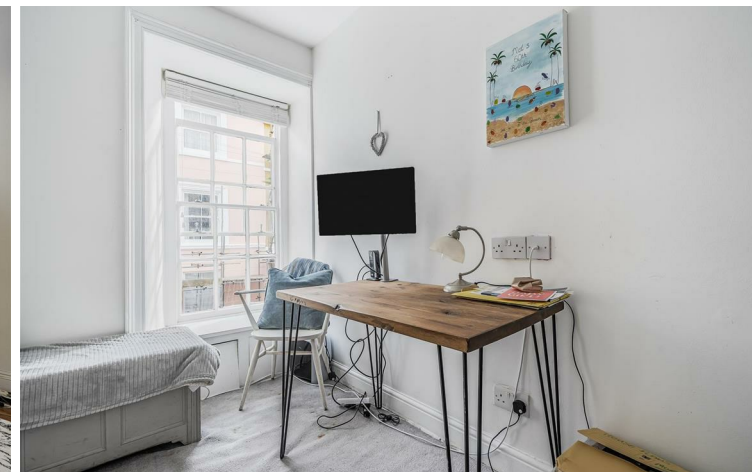
Strictly by appointment by Stags (Truro Office) on 01872 264488.

DIRECTIONS

Once in Penzance, head towards the Promenade, passing over the Ross Bridge with the sea on your left. Turn right into Morrab Road. It is suggested that you park on Morrab road and walk to Morrab place, which is accessible along the path on your right hand side at the zebra crossing.

Agency Notes

Council Tax: Currently the property is registered as two apartments for council tax, Both being rated B.



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		78
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1670 sq ft / 155.1 sq m
For identification only - Not to scale

Lower Ground Floor

- Bedroom 3: 3.25 x 2.98m (10'8" x 9'9")
- Kitchen / Dining Room: 5.01 x 3.19m (16'5" x 10'6")
- Sitting Room: 5.43 x 3.02m (17'10" x 9'11")

Ground Floor

- Utility: 2.55 x 1.74m (8'4" x 5'9")
- Bedroom 1: 4.25 x 3.33m (13'11" x 10'11")

First Floor

- Bedroom 2: 4.10 x 3.68m (13'5" x 12'1")
- Bedroom: 3.27 x 1.89m (10'9" x 6'2")
- Sitting / Dining Room: 6.56 x 3.69m (21'6" x 12'1")
- Kitchen

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1189396