



Shenick



Shenick Lower

Rosudgeon, Penzance, Cornwall, TR20 9AP

Rosudgeon 1 mile Praa Sands 1 mile Helston 6 miles Penzance
6 miles

In an enviable private position, three-bedroom rural bungalow, garage, stables/outbuildings and adjoining level land

- For Updating and Improvement
- Living Room
- Boot Room
- Attached Garage, Block Stables/Outbuildings
- Freehold
- Entrance Hall
- Open-plan Kitchen & Dining Room
- 3 Bedrooms & Bathroom
- 4 Level Fields - Total c.3.73 Acres
- Council Tax Band C

Guide Price £490,000

SITUATION

Individually situated within an Area of Outstanding Natural Beauty near the hamlet of Kenneggy and just inland from the picturesque south coast, Kenneggy Cove and Praa Sands, Shenick stands in a superb private position in a most popular and sought after area. The nearest villages are Rosudgeon and Praa Sands offering local facilities and amenities including public houses, villages stores, garages, fish and chips and recreational facilities. These are supplemented further by the towns of Helston to the east, and the harbour town of Penzance to the west – each about 6 miles.

There are pleasant inland walks in the area at Tregonning Hill and Balwest, as well as along the South Coast footpath, being one of the renowned and most picturesque sections of the South West Coastal footpath. Shenick is also ideally positioned to access the beaches at Praa Sands, Kenneggy Sands, Prussia Cove and Perranuthnoe.

DESCRIPTION

Available to purchase in the open market for the first time ever, the sale of Shenick therefore presents a tremendous opportunity to purchase a wonderfully situated smallholding. Shenick includes a three bedroom residence, warranting updating and improvement, with an adjoining garage, block stables/outbuildings, an untended garden and an adjoining parcel of level land divided into four separate enclosures.



THE BUNGALOW

A part opaque glazed front door with matching side light opens to an Entrance Hall from which there is direct access to all the rooms - except the rear Boot Room. The accommodation includes a well-proportioned Living Room with double aspect and open fireplace; an open-plan Kitchen with a range of base and eye level units, electric cooker point, space and plumbing for washing machine and stainless steel double drainer sink unit; a rear Boot Room; a Bathroom with four piece coloured suite; and three Bedrooms.

THE GARAGE

Attached is a garage with up and over metal door, power and lighting, double aspect and rear personnel door. Outside is hard-standing for the parking of a few vehicles.

THE GARDENS

These lie mainly to the west and north of the bungalow and are currently untended.

THE STABLES AND OUTBUILDINGS

These comprise a block and corrugated fibre cement Stable with stable door with kicker and lighting; an adjoining Store Shed; as well as a separate detached pair of smaller block and corrugated fibre cement Stables.

THE LAND

The land is divided into four level pasture enclosures with mature hedges and boundaries. There are no public footpaths which cross over part of the property. In total, the whole property Shenick extends to about 3.73 Acres – of which about 3.11 Acres are fields.

CARAVAN

The touring caravan on site will be included within the sale.

TOWN AND COUNTRY PLANNING

The bungalow benefits from the grant of a Certificate of Lawfulness for Existing Use and Development (Application No. PA23/09687 8th January 2024) for the use of the dwelling without complying with the agricultural occupancy condition - being a condition of the original planning decision notice W-72-37219-F.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. We recommend taking wellington boots.

DIRECTIONS

From Helston take the A394 towards Penzance. Drive through the villages of Breage and Ashton and continue on to Germoe Cross Roads at Germoe. Drive straight over staying on the A394, drive along the straight, pass the Texaco Garage on the left, drive for about a further 400 yards before turning left opposite The Coach and Horses Inn. After about 50 yards turn left into a lane (towards Tresabenn). At the fork, bear left and Shenick will be seen on the left-hand side after about 40 yards.

SERVICES

Mains water and electricity connected. Private drainage (type unknown). Oil-fired central heating via combi boiler. Double-glazed. TV and telephone points. Broadband: standard and Superfast available. Mobile: EE, Three and Vodafone limited and O2 Likely indoors and EE, Three, O2 and Vodafone likely outside.



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.



Approximate Area = 1134 sq ft / 105.3 sq m
 Garage = 198 sq ft / 18.4 sq m
 Total = 1332 sq ft / 123.7 sq m
 For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1195436



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 95 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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