

Morsylla



Morsylla Lamorna Cove

Lamorna, Penzance, Cornwall, TR19 6XQ

Marazion 10 miles - Lands End 8.5 miles - Porthcurno 6.5 miles

Set in one of the most breathtakingly beautiful and unspoilt coves in Cornwall, with uninterrupted sea views across the cove.

- NO ONWARD CHAIN
- Stunning Location
- Parking
- Coastal Location
- Freehold
- Sea Views
- Garden
- 3 Bedrooms
- Traditional Cottage
- Council Tax Band C

Guide Price £749,500

SITUATION

Lamorna is situated on the most south-westerly tip of the county, lying only a few miles from Land's End and close to numerous 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.

The cove itself has a small beach and granite harbour with access to many coastal footpaths to take in the views and wildlife which has made the area so popular, especially with artists.

The nearby market town of Penzance with its harbour, elegant Georgian architecture and historic Egyptian House lies only a few miles away offering an array of amenities including supermarkets, cinema, theatre and leisure facilities along with the mainline rail link to London Paddington.



THE PROPERTY

Nestled in one of Cornwall's most breath-taking and unspoiled coves, this charming mid-terraced, granite double-fronted cottage offers spacious accommodation with three double bedrooms and two reception rooms. The property accommodation comprises, dining room, kitchen, sitting room, downstairs shower room, utility, three double bedrooms two of which are seaward facing, and another family bathroom.

This traditional Cornish cottage exudes immense charm, with standout features including picture-recessed sash windows that overlook the cove, providing stunning, uninterrupted sea views.

The property boasts a lawned front garden bordering Lamorna Valley stream which gently flows over boulders to the beach and sea.

This cottage is one of only a few properties situated in a very sheltered, frontline location directly above and overlooking Lamorna Cove beach.

OUTSIDE

To the rear there is a terraced garden accessible from both the ground and first floor, which is elevated to make the most of the sun and offers a degree of privacy.

The front of the property offers a garden, laid to lawn, that uniquely bordered by both stream and shoreline.

The property offers parking for 2-3 cars.

SERVICES

Mains water, electricity and sewage treatment plant (Private drainage).

Standard Broadband available to the property (Ofcom)

EE Signal (Ofcom)

VIEWINGS

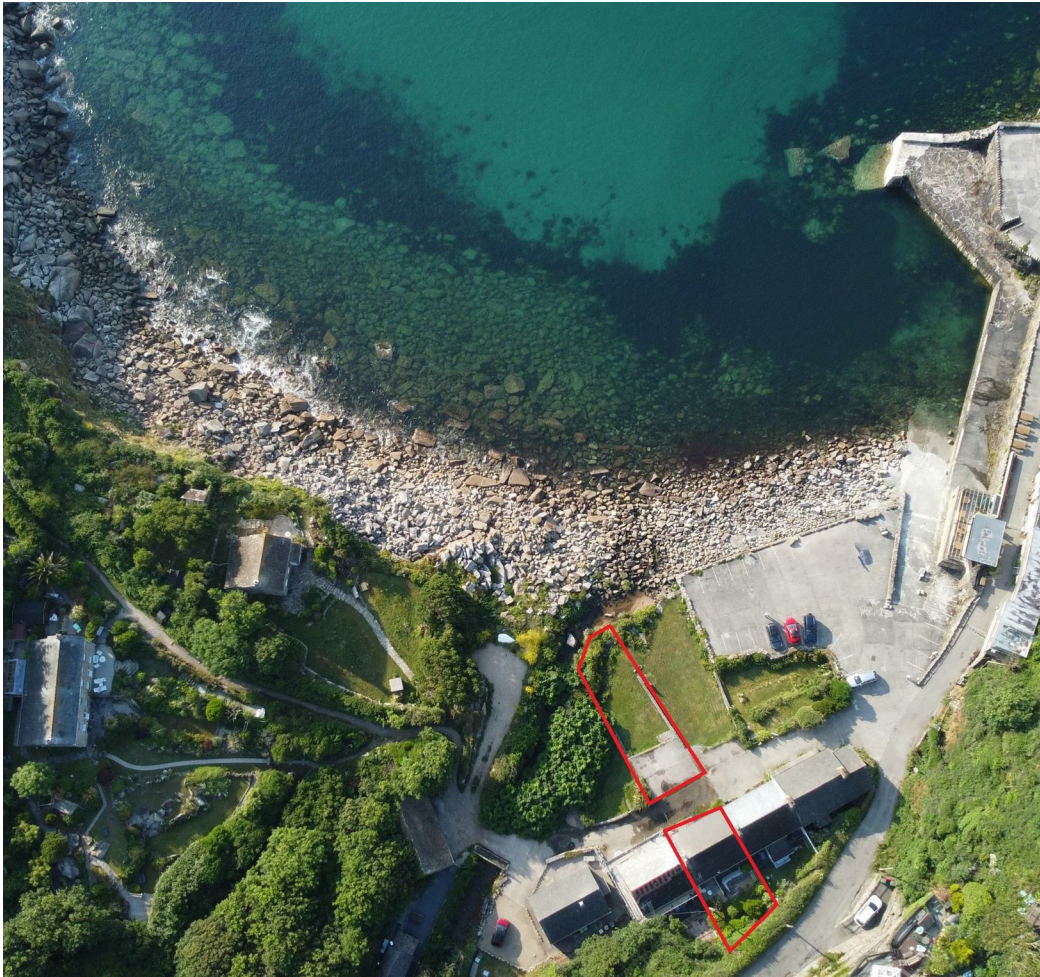
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Follow the A30 to Penzance and shortly after take the B3315. Lamorna Cove is signposted left from this road after approximately 3 miles. Take this turning and follow the road down to the cove and harbour. Morsylla will be evident on your left hand side as you arrive in the harbour.



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		
(1-20)	G		
Not energy efficient - higher running costs			
		28	72
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1052 sq ft / 97.7 sq m
For identification only - Not to scale

First Floor

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1119520