



Total Area: 120.0 m² ... 1292 ft²

All measurements are approximate and for display purposes only



Kelynack, St Just

£335,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

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Rose Cottage Crippas Hill
Kelynack, St Just
TR19 7RE

£335,000

KEY FEATURES

- Freehold
- Renovation Project
- 5 Bedrooms
- 2 Reception Rooms
- Conservatory
- EPC G
- Gardens
- Garage & Parking

DIRECTIONS

From Penzance proceed in a westerly direction and take the A3071 toward St. Just. Continue through Newbridge. On the approach to St. Just take a left turn signposted Lands End and Kelynack (B3306). Follow the road to the hamlet turning left onto the drive immediately after the Old Chapel.



Coming to the market for the first time in over half a century years is this semi detached family home. Situated on the fringe of the popular town of St. Just, Rose Cottage is double fronted and dates back to the 1800's. The versatile accommodation comprises of a lounge, dining room, kitchen, utility room, and a conservatory on the ground floor. Whilst on the first floor are 5 bedrooms and a wet room. There are gardens both front and back that are mostly laid to lawn and bordered with Cornish hedging. The drive has parking for 2 vehicles and provides access to the garage. Full modernisation is required throughout this fabulous property which is offered as a blank canvas for the lucky new owner.

SERVICES: Mains Electric and water. **DRAINAGE:** via the septic tank. **HEATING:** Propane Gas Central Heating. **COUNCIL TAX:** Band C

Kelynack is a hamlet set in picturesque countryside on the north Cornish coast in an Area of Outstanding Natural Beauty. The neighbouring town of St Just is less than a mile away and offers a range of amenities including a primary and secondary school, doctors surgery, library, selection of shops, galleries, public houses and a post office. Penzance is approximately 8 miles distant and offers more extensive amenities including transport links to the the rest of the country.

