



St. Buryan

£380,000



43 Kew Pendra
St. Buryan
TR19 6DW

£380,000

KEY FEATURES

- Freehold Semi Detached House
- Immaculately Presented
- 3 Bedrooms, an office and a study
- Garage and Garden
- Sea Views
- EPC D (60 76)
- Sought after Village Location
- Large Summer House

DIRECTIONS

From Penzance proceed in a westerly direction on the A30 towards Landsend passing the villages of Buryas Bridge and Drift. Turn left onto the B3283 signposted St Buryan. Once in the village take the 4th turning on the left into Kew Pendra and then the second on the right where the property is situated on the right.



Located within a friendly and peaceful village setting, this immaculate and light-filled semi-detached home offers a truly delightful living experience. Boasting three well-proportioned bedrooms, a dedicated study (potential 4th bedroom), and a separate office, this home caters perfectly to modern living. The spacious lounge flows seamlessly into a kitchen/dining room, creating an inviting atmosphere, while the bathroom, separate WC, and en-suite provide convenience and comfort. An integrated garage adds practicality. The property is further enhanced by its lovely feel, and captivating sea views. Residents will appreciate the vibrant village amenities, including a pub, post office, local market, village hall, church, and community hall, as well as the abundance of scenic walks ideal for dog owners. Mains electric, water, and drainage are connected, and oil-fired central heating ensures year-round comfort.

The current owners fell in love with the village's warm community spirit and have thoroughly enjoyed being a part of it, particularly relishing the scenic dog walks. They adore the house's bright and airy feel, noting the seamless flow between rooms, creating a welcoming and comfortable atmosphere. Designed for modern living, the property boasts ample electrical points throughout.

OTHER COMMENTS: Oil fired Central Heating - COUNCIL TAX band C - Ofcom suggest Ultra Fast Broadband is available and there is fibre to the property - Ofcom also suggest Mobile Coverage may be limited - There is a restrictive covenant on the property that says a business may not be run from the premises

