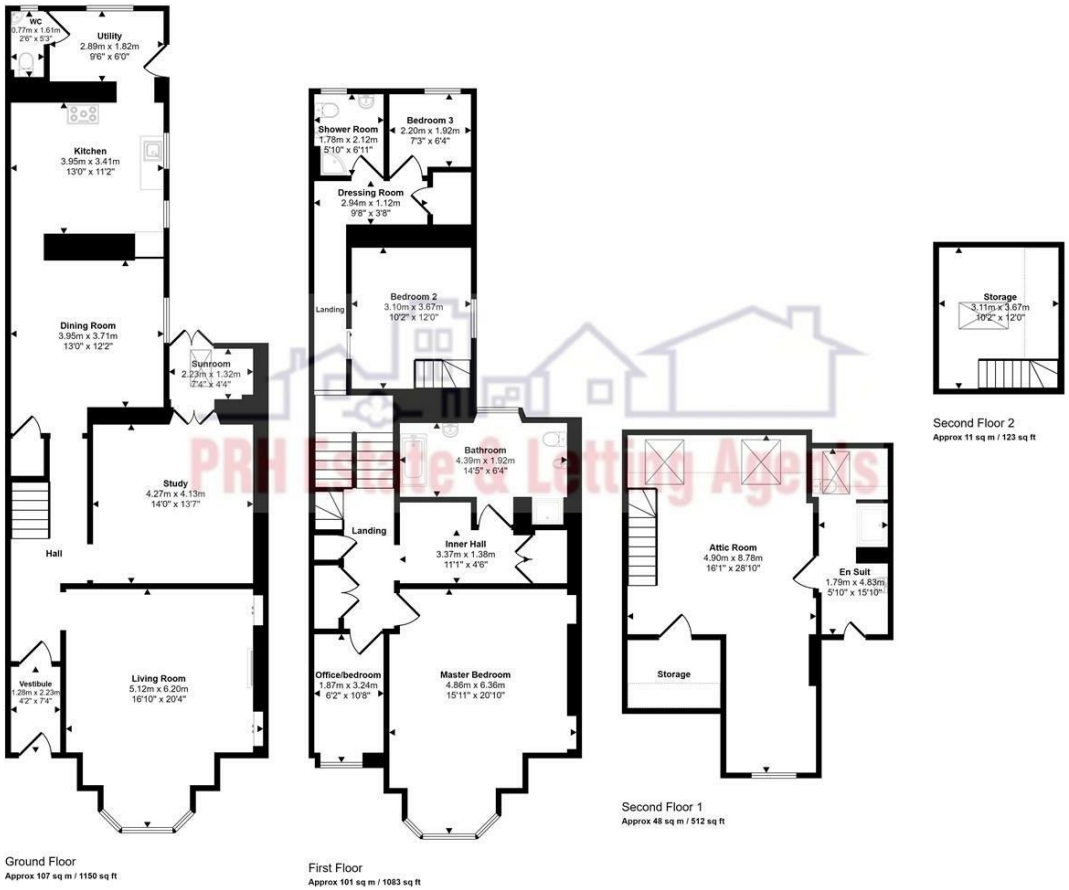
Approx Gross Internal Area
266 sq m / 2868 sq ft





Penzance

£550,000





PRH Estate & Letting Agents

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.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569

4 The Green Market, Penzance, Cornwall, TR18 2SH T: 01736 363816 E:mail@prhpenzance.co.uk

12 Morrab Road
Penzance
TR18 4EZ £550,000

- Freehold Period Townhouse
- Stunning Family Home
- 5 Bedrooms, 3 Bathrooms, 3 Reception Rooms
- Sympathetically Manipulated
- Gas Central Heating & Open Fire
- EPC - D (58,73)
- Ofcom Suggest Ultrafast Broadband is Available and that mobile coverage is good on most metworks
- All Mains Services Are Connected
- Parking for 1 Vehicle
- Sea Views

DIRECTIONS

From our Penzance Office turn left onto Alverton Street and then left again onto Morrab Road. The property is after the zebra crossing on the left.

PRH Estate & Letting Agents

Rarely does a historic home undergo such a sympathetic yet bold transformation. This residence has been meticulously restored and "manipulated" to create a sophisticated, seamless flow of rooms that feels both grand and intimate. Throughout the home, the tactile quality of the materials takes center stage, from the authentic Tadelak shower enclosures to the custom-sourced cabinetry in some rooms. The ground floor is a testament to thoughtful design: A generous lounge and a private study, which in turn opens into a little sun room. The dining room connects to a characterful kitchen. Designed with a "freestanding" philosophy, the space currently features bespoke units (not remaining), while the high-end range cooker and sink stay to provide the anchor for your own culinary vision. A dedicated utility room (with appliances included) and a discreet WC complete the ground floor layout.

The upper floors continue the theme of bespoke craftsmanship and light: The first floor features a spacious double bedroom with its own staircase to a useful attic storage space, a charming single bedroom, and a dedicated study for those working from home. The master bedroom is served by a luxurious dressing room with floor-to-ceiling cupboards meticulously sourced to fit the architectural quirks of the space. The primary bathroom is a sanctuary, featuring a roll-top bath and an electric shower. On the top floor, the attic suite is a spectacular surprise. With dual-aspect windows capturing sweeping rooftop sea views, it feels like a private escape. The ensuite is a work of art, finished in waterproof Tadelak with a built-in shower seat, offering a spa-like experience.

The "feel" of this house is truly unique. Character is etched into every corner, with exposed floors alternating between warm natural wood and tactile solid surfaces running throughout. It is a home of textures, history, and a modern, flowing energy.





