



St. Pirans House



# St. Pirans House

St. Just, Penzance, TR19 7PX

St Just 0.5 Miles - Penzance 7 Miles

Substantial modern granite-fronted property offering spacious accommodation in a superb rural location.

- NO ONWARD CHAIN
- Flexible Accommodation
- 4/5 Bedrooms
- Large Workshop
- Gardens
- Off Road Parking
- Rural Location
- Countryside Views
- Freehold
- Council Tax Band E

Guide Price £775,000

## SITUATION

St Piran's enjoys an enviable position on the south-facing side of the highly sought-after Tregeseal Valley, commanding stunning views across open fields towards St Just.

Situated within an Area of Outstanding Natural Beauty, the Penwith Peninsula remains remarkably unspoilt, renowned for its dramatic coastline of rugged cliffs, wooded valleys, picturesque fishing coves, and sweeping sandy beaches. Nearby Sennen Cove offers excellent surfing, alongside a selection of charming local shops, traditional pubs, and well-regarded restaurants, all set against breathtaking coastal scenery.

This desirable part of West Cornwall is also rich in culture and heritage, with notable attractions including the cliff-top Minack Theatre, a range of independent galleries in Penzance, and the world-renowned Tate St Ives.

The nearby village of St Just, approximately half a mile away, provides a good range of local amenities for day-to-day needs. The historic harbour town of Penzance serves as the principal commercial centre for the Land's End Peninsula and benefits from mainline rail connections to London Paddington.



## THE PROPERTY

St Piran's is a striking and individual home, offered to the market for the first time since its construction in 2002 by the current owners. Thoughtfully designed and built in harmony with its surroundings, the property features granite sourced directly from the site, giving it an authentic character that blends beautifully with the natural landscape.

Occupying a prime south-facing position within the highly regarded Tregeseal Valley, the property enjoys uninterrupted, far-reaching views across open countryside towards St Just. The setting provides a rare combination of tranquillity, privacy, and outstanding natural beauty.

The accommodation is both spacious and well-proportioned, arranged to suit modern family living. There are four generous double bedrooms, including a principal bedroom with en-suite, offering comfortable and versatile space throughout.

Inside, the property has been carefully maintained and thoughtfully finished. Tiled flooring runs through key areas, while dual-aspect, wooden-framed double-glazed windows to the front and rear flood the interior with natural light and make the most of the surrounding views.

The kitchen is well-equipped and functional, featuring an extensive range of fitted cupboards and drawers, tiled work surfaces, and a traditional Belfast sink with mixer tap. Integrated appliances include a Neff electric hob with extractor above, along with an electric oven and grill, while there is also space for a dishwasher. Additional details such as a wall-mounted plate rack and open shelving add both practicality and charm. The kitchen leads through to the living room and also provides access to a separate utility room.

The living room forms the heart of the home and is an especially impressive space. A high vaulted ceiling with bespoke handcrafted A-frame beams creates a wonderful sense of volume, enhanced by three Velux roof windows that draw in additional light. At its centre is a substantial red brick inglenook fireplace with an oak lintel, slate hearth, and inset log burner, providing a striking focal point. Oak flooring runs underfoot, while features such as a stained glass window to the gable end further enhance the room's character. Double-glazed sliding doors open directly onto a brick-paved terrace and the gardens beyond, creating a seamless connection between indoor and outdoor living.

## OUTSIDE

The property is approached via double gates, leading to a generous driveway that provides ample off-road parking for multiple vehicles.

The gardens are a particular feature of St Piran's, having been thoughtfully designed and carefully maintained to create a series of attractive, well-defined spaces. Arranged over a number of terraced levels, the grounds offer a variety of seating areas ideally positioned to enjoy the surroundings, along with areas suitable for both relaxation and entertaining.

A charming summerhouse, complete with French doors, opens directly onto the garden and provides a delightful retreat, perfectly suited to making the most of the peaceful setting and far-reaching rural views.

## WORKSHOP / GARAGE

A highly versatile lower ground floor workshop provides excellent additional space and presents significant potential for a variety of alternative uses, subject to any necessary consents. With services already in place, this area could readily be adapted to suit a range of requirements, including additional accommodation, home office space, a workshop, or a studio.

## SERVICES

Mains Electric, Water and Drainage.  
Oil Combi Boiler with additional Log burn

## VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

## DIRECTIONS

From the centre of St Just, proceed north along the B3306 in the direction of Pendeen and Botallack. On entering the small hamlet of Tregeseal, take the right-hand turning onto Nancherrow Road, signposted towards St Just Rugby Club.



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 Gross Internal Area = 169.0 sq m / 1819.6 sq ft

**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292990)



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			
England & Wales		60	72
EU Directive 2002/91/EC			

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