

3 ST MARYS PLACE
PENZANCE

JONATHAN

CUNLIFFE

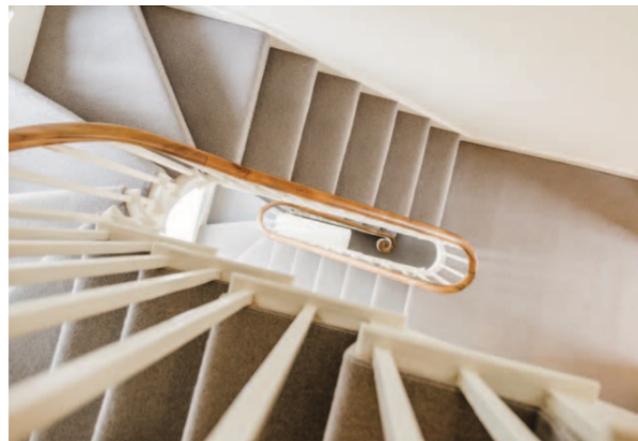


3 St Marys Place, Penzance TR18 4EE

Set in a gated mews of just three houses, a wonderfully elegant townhouse overlooking Morrab Gardens with sea views, private gardens and off-street parking.

- Elegant listed townhouse
- 4/5 Bedrooms and 3 en-suites
- Gated mews with many period features
- Off street parking
- Private gardens and courtyard
- South facing and sea views
- Grade II listed
- Close to beaches and local amenities
- 2711 sqft
- Council Tax Band D







SETTING THE SCENE

Tucked away on a quiet side street in Cornwall's fashionable Penzance lies an elegant terrace of five-storey Regency townhouses. The gated terrace enjoys a charming communal frontage and garden, with each property approached via a short flight of granite steps leading to an impressive entrance.

The historic market town of Penzance, renowned for its striking Georgian and Regency architecture, sits at the gateway to the Land's End Peninsula and overlooks Mount's Bay, home to the iconic St Michael's Mount. Positioned in a sheltered setting, the town benefits from one of the most temperate climates in the British Isles, allowing subtropical plants and palm trees to thrive.

St Mary's Place occupies a desirable position in the north-east corner of Morrab Gardens, celebrated for its subtropical planting, where tree ferns, palms and exotic species flourish around a historic bandstand. Penzance offers an attractive seafront promenade, the renowned saltwater Jubilee Pool lido, and a range of museums and galleries, while picturesque Chapel Street is a short walk away and home to many of the town's most historic buildings.

The surrounding Cornish coastline is spectacular, with the world-famous Minack Theatre set high above granite cliffs to the west. The South West Coast Path provides access to a number of beautiful beaches, including Sennen Cove, approximately eight miles away and well known for its surf.

Transport links to the far west of Cornwall have improved significantly, with upgrades to the A30 and regular flights from Newquay Airport to major UK cities. Penzance is also the terminus of the mainline rail service from London Paddington, including an overnight sleeper, and offers regular helicopter and passenger ferry services to the Isles of Scilly.

THE TOUR

3 St Mary's Place is a delightful Grade II listed townhouse of exceptional character, defined by elegant proportions, abundant natural light and exquisite period detail. Generous sash windows illuminate the interiors, complementing grand architectural features, high ceilings and refined detailing that create a sense of timeless sophistication.

Granite steps lead to a broad entrance hall, where a striking staircase rises to the accommodation above. The principal living space offers an open,

flowing layout, with the sitting room leading through an archway to the kitchen and dining area. On the first floor, a superb reception rooms twin windows with lovely sea views and an elegant marble fireplace.

The bedrooms are arranged over several floors, with the loft bedroom enjoying the most far-reaching views. The lower ground floor lends versatility, as although currently incorporated into the main house, it could easily be configured as a self-contained apartment with separate access from the rear courtyard.

STEP OUTSIDE

The three properties at St Mary's Place share a gravelled frontage, beyond which lies a charming private lawned garden, ideal for relaxation and entertaining. To the rear, a sun-filled enclosed courtyard provides further space for alfresco dining and social gatherings, offering a peaceful and sheltered setting. A particular rarity in Penzance, the property also benefits from private off-street parking.

SERVICES

Mains water, electricity and drainage and gas fired central heating.

Please be aware we cannot confirm that all these services comply with current regulations.

DISTANCES (all distances approximate)

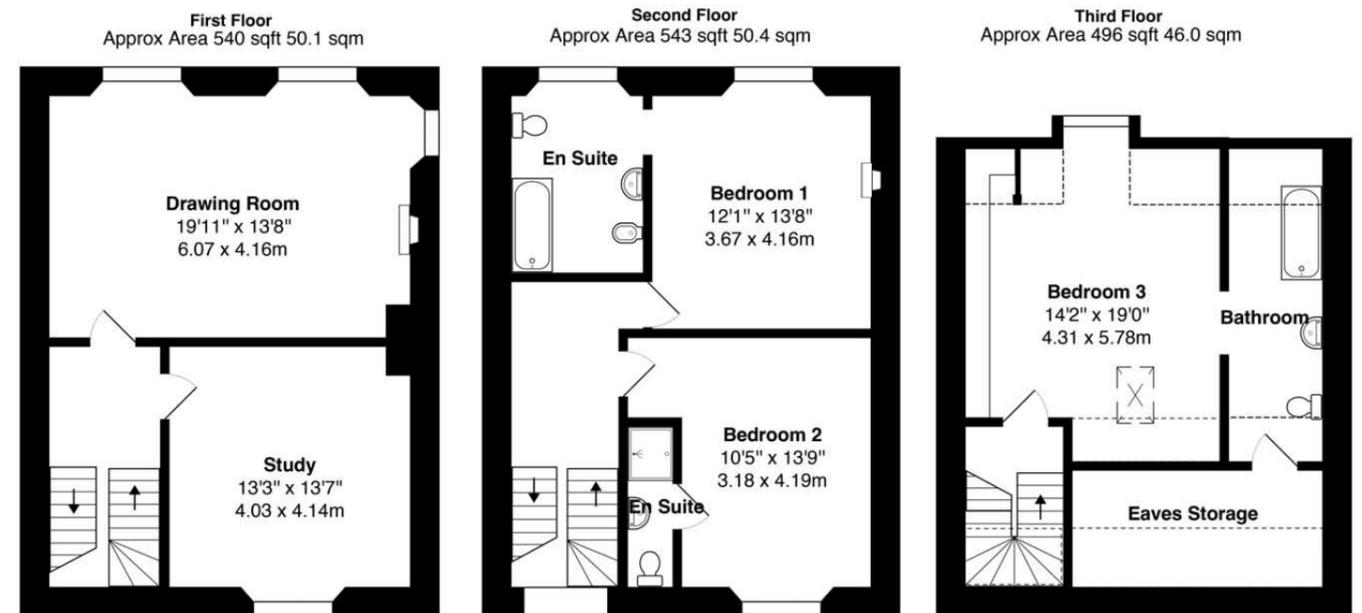
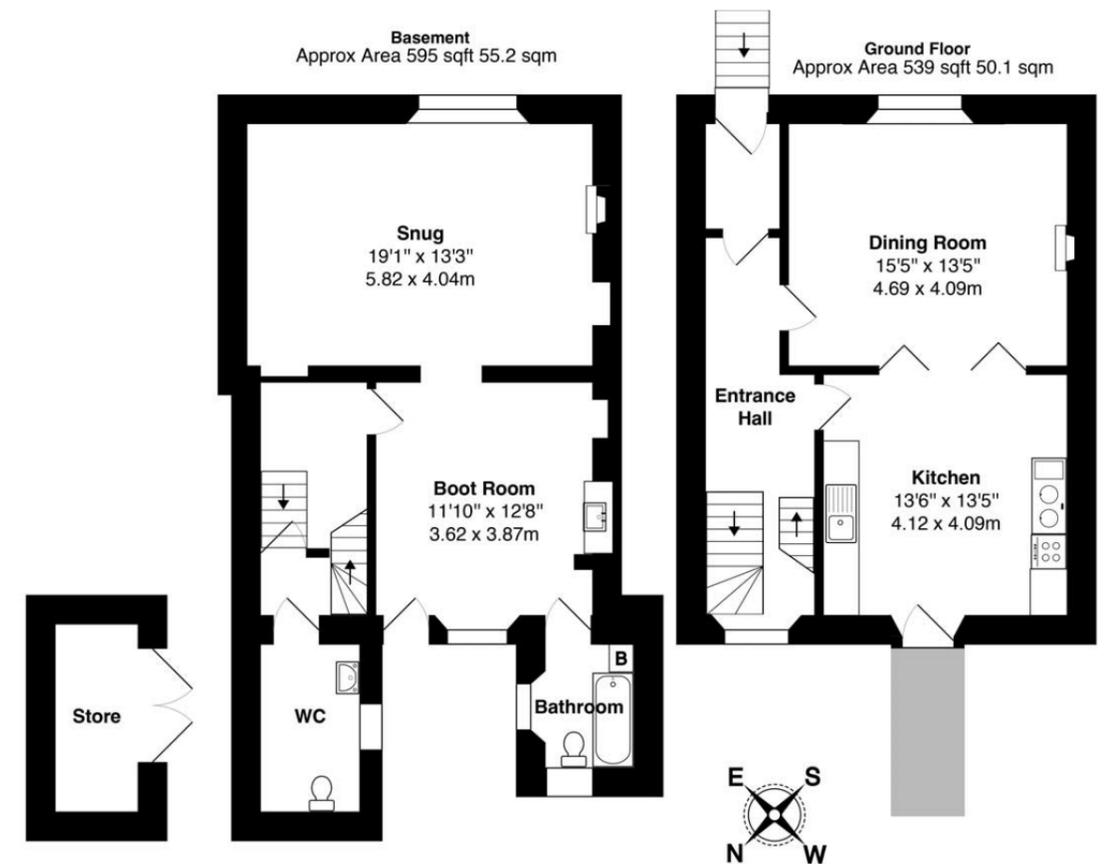
Penzance train station (mainline) 0.5 miles,
St Ives 9 miles, Truro 25 miles,
Newquay airport 42 miles.

WHAT3WORDS LOCATION

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COUNCIL TAX BAND

D



3 St. MARYS PLACE St. MARYS TERRACE PENZANCE TR18 4EE
TOTAL APPROX. FLOOR AREA 2711 sqft (251.8 sqm)
(excluding basement store)

All measurements are approximate and for display purposes only

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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