



ANDREW EXELBY
ESTATE AGENTS



Boscaswell Village, Pendeen TR19

Pendeen

£250,000

Tenure: Freehold

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- PRETTY TWO BEDROOM COTTAGE
- SEA VIEWS TO FRONT AND REAR
- RECENTLY ADDED SUN ROOM
- COTTAGE-STYLE GARDEN WITH SEA VIEW
- SITTING ROOM WITH INGLENOOK
- IDEAL FIRST-TIME BUY
- EPC - F
- COUNCIL TAX BAND - B

DESCRIPTION

In one of Pendeen's most desirable corners, is this pretty, double-fronted cottage with a spectacular outlook to the sea from the garden and conservatory!

Having been much improved by the current owner, this cottage now boasts a very recently added double glazed sun room - a space that ensures you never forget how close you are to the coast! The cottage sits on a quiet, no-through road with walks through fields to the coast path.

The sun room leads out to a decked seating area, and beyond that is a typically cottage-style garden with some lawn, growing beds and some wonderful native species of plants and shrubs. There is a timber storage shed for all your tools and kit, with a gravelled path that meanders back to the cottage.

On the ground floor of the cottage are the kitchen and the sitting room. The dual aspect kitchen has a number of inset shelf areas as well as a decent amount of worktop space; all well-lit by the windows to the front and rear (the one at the rear giving views toward the sea and Pendeen lighthouse)! The sitting room has a large granite inglenook with a stove installed which would make for very cosy evenings, as well as two built-in storage cupboards either side of the fireplace.

To the first floor are two double bedrooms, and a family bathroom with a large shower enclosure - the property has had new windows throughout; installed in 2024! The cottage is perfect for first-time buyers, but would equally suit anyone wanting a peaceful village location with views of the sea!

To the rear (which now acts more as the front) there is parking available immediately outside, where the vendor has installed wooden arbour seating to take in the views towards the coast.

LOCATION

Pendeen is a fantastic village with a strong community spirit and much to offer residents. The area has a strong history linked to mining and is in the Cornish Mining World Heritage Site. The village offers a convenience shop, several pubs, a primary school, and various eateries within easy reach, including Geevor Tourist Mine and the North Inn..

There is also the Centre of Pendeen; a brilliant resource that is well-used by locals for





DESCRIPTION

In one of Pendeen's most desirable corners, is this pretty, double-fronted cottage with a spectacular outlook to the sea from the garden and conservatory!

Having been much improved by the current owner, this cottage now boasts a very recently added double glazed sun room - a space that ensures you never forget how close you are to the coast! The cottage sits on a quiet, no-through road with walks through fields to the coast path.

The sun room leads out to a decked seating area, and beyond that is a typically cottage-style garden with some lawn, growing beds and some wonderful native species of plants and shrubs. There is a timber storage shed for all your tools and kit, with a gravelled path that meanders back to the cottage.

On the ground floor of the cottage are the kitchen and the sitting room. The dual aspect kitchen has a number of inset shelf areas as well as a decent amount of worktop space; all well-lit by the windows to the front and rear (the one at the rear giving views toward the sea and Pendeen lighthouse)! The sitting room has a large granite inglenook with a stove installed which would make for very cosy evenings, as well as two built-in storage cupboards either side of the fireplace.

To the first floor are two double bedrooms, and a family bathroom with a large shower enclosure - the property has had new windows throughout; installed in 2024! The cottage is perfect for first-time buyers, but would equally suit anyone wanting a peaceful village location with views of the sea!

To the rear (which now acts more as the front) there is parking available immediately outside, where the vendor has installed wooden arbour seating to take in the views towards the coast.

LOCATION

Pendeen is a fantastic village with a strong community spirit and much to offer residents. The area has a strong history linked to mining and is in the Cornish Mining World Heritage Site. The village offers a convenience shop, several pubs, a primary school, and various eateries within easy reach, including Geevor Tourist Mine and the North Inn..

There is also the Centre of Pendeen; a brilliant resource that is well-used by locals for activities, markets, and festivities. Pendeen is a short walk to the rugged and wild West Cornwall coast.

SITTING ROOM

Large, granite inglenook fireplace with multi-fuel stove to either side. uPVC double glazed window to front.

REAR LOBBY

Understairs storage cupboard. Tiled floor. uPVC door.

KITCHEN
Dual aspect room with two uPVC double glazed windows, laminate worktops and solid/composite sink and drainer. Space for cooker and



ANDREW EXELBY

ESTATE AGENTS



ANDREW EXELBY
ESTATE AGENTS





ANDREW EXELBY
ESTATE AGENTS



St Just

Bank House Bank Square St Just Penzance TR19 7HH

01736 697 414

hello@andrewexelby.co.uk
<https://www.andrewexelby.co.uk>