



Boscaswell Village, Pendeen TR19

£140,000



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## Boscaswell Village, Pendeen TR19

Requiring some updating and refurbishment, this adorable two bedroom cottage sits behind a car parking space and pretty front garden in the popular residential Boscaswell Village part of Pendeen in West Cornwall.





## DESCRIPTION

Sitting back from the road, behind a car parking space and a pretty front garden, is this two bedroom cottage that is now in need of some updating and refurbishment, but has some wonderful plus points!

To the front is a sizeable sunroom/ conservatory with built-in storage and uPVC double glazed windows to all elevations. The granite of the original front wall of the cottage is exposed and there is a door and picture window through to the sitting room which boasts an impressive granite inglenook fireplace.

To the rear, down a couple of steps, is the kitchen for the cottage with an oil-fired Rayburn that has not been used for some time. The kitchen has a tiled floor and a window and door out to the rear garden that has been cleared to reveal a charming space across two levels and bounded by granite walls.



On the first floor are two double bedrooms, the larger of which has built-in storage cupboards, but both have uPVC double glazed windows and exposed floorboards. The bathroom is also upstairs and is a good size with a built-in storage/airing cupboard.

The property is sold with no onward chain, and is available for viewings immediately.

## 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

## LIVING ROOM

5.84m x 3.77m (19'1" x 12'4")

Exposed beams. Large granite inglenook fireplace. Large, single glazed window through to conservatory. uPVC double glazed window to front. Night storage heater. Stairs lead up, or door through to:

## KITCHEN

4.98m x 2.23m (16'4" x 7'3")

Range of base units with some wall units, laminate worktops and stainless steel sink and drainer. Oil-fired Rayburn. Two uPVC double glazed windows to rear plus uPVC double glazed door. Tiled floor.

## BEDROOM

5.03m x 2.23m (16'6" x 7'3")

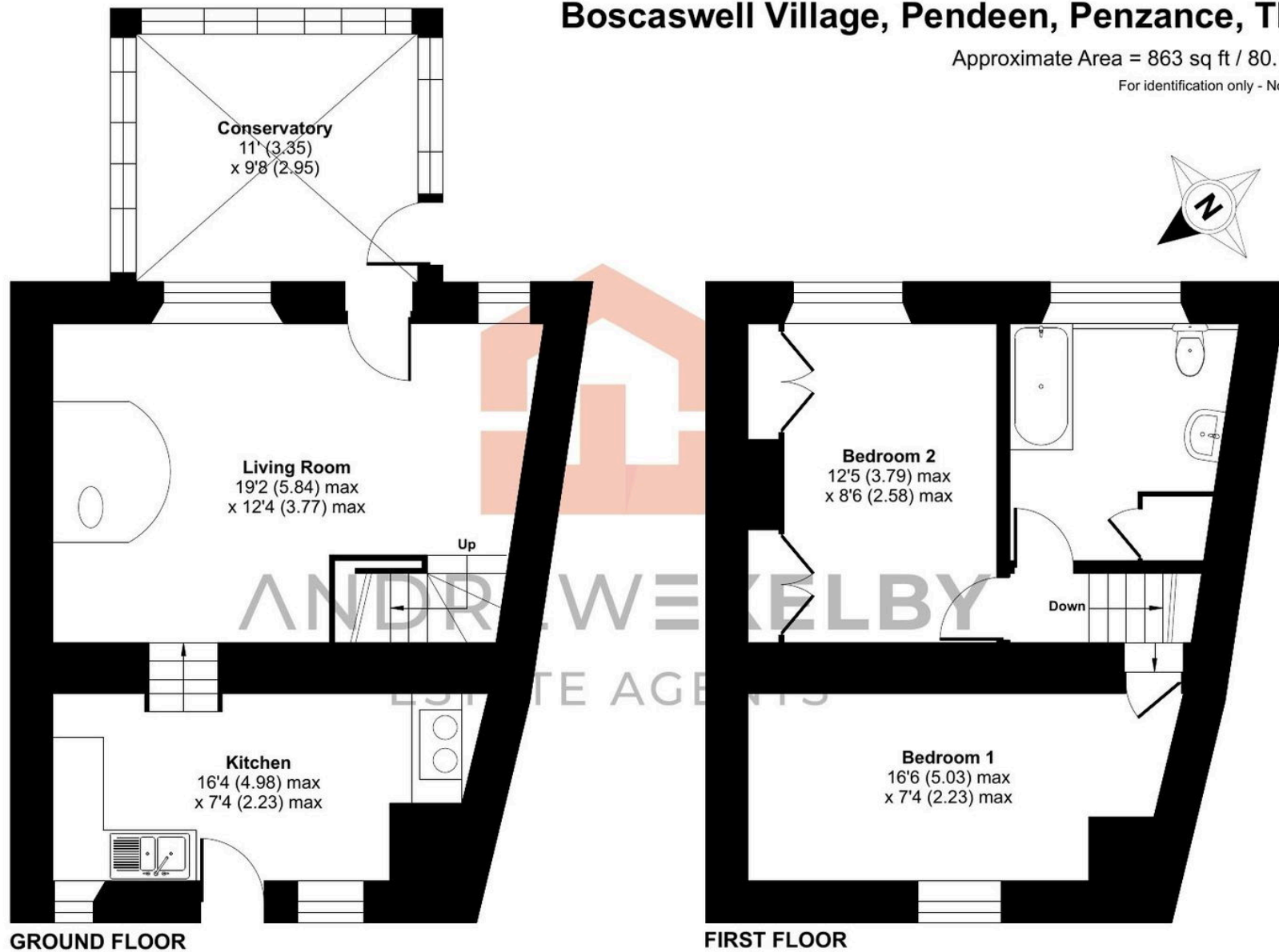
Double bedroom with exposed floorboards and uPVC double glazed window to rear.




# Boscaswell Village, Pendeen, Penzance, TR19

Approximate Area = 863 sq ft / 80.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Andrew Exelby Estate Agents. REF: 1377316