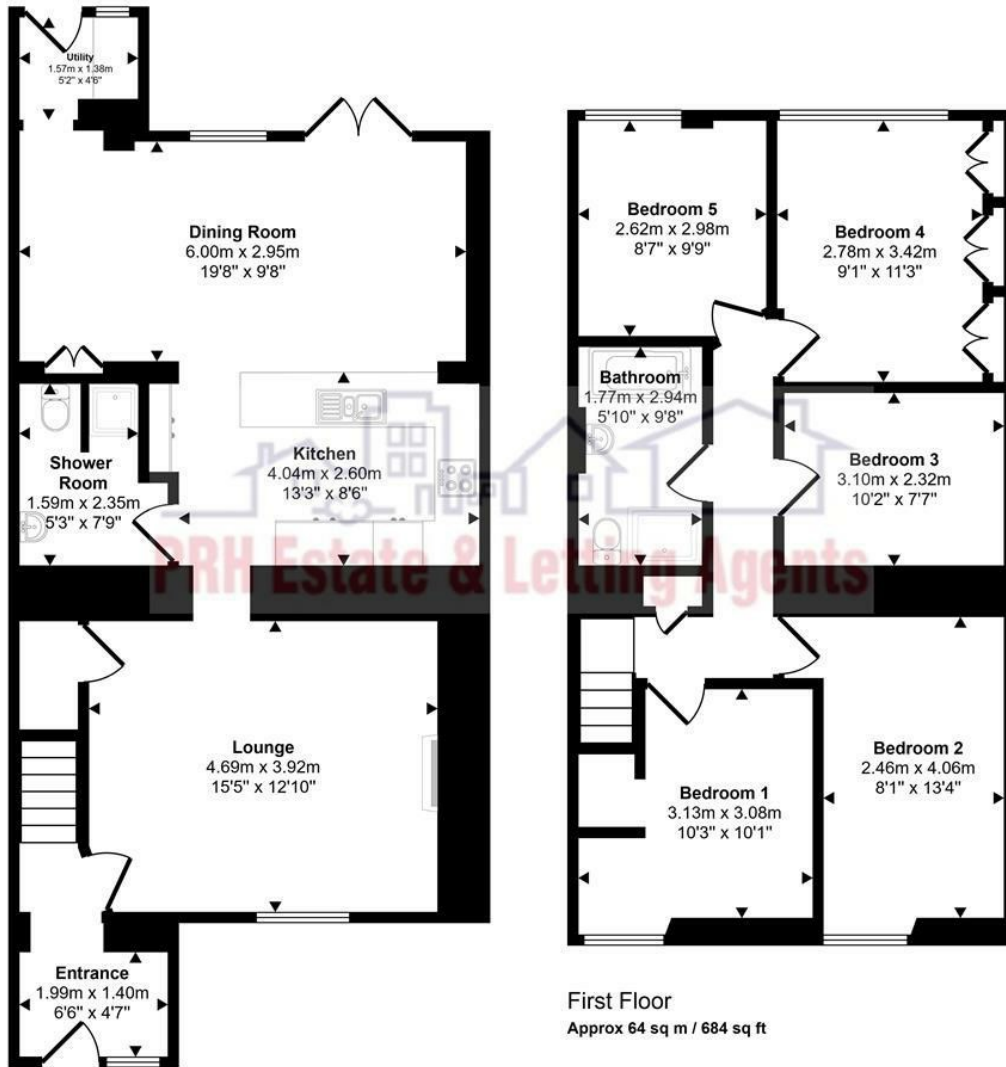


Approx Gross Internal Area
133 sq m / 1435 sq ft



Ground Floor
Approx 70 sq m / 750 sq ft

First Floor
Approx 64 sq m / 684 sq ft



Long Rock

£450,000



Teylu Poniou Lane
Long Rock
TR20 8YE

£450,000

KEY FEATURES

- Suprisingly Spacious Family Home
- Immaculately Presented
- 5 Bedrooms
- 2 Bathrooms
- Oil Fired Central Heating
- EPC C (72 82)
- Large Garden

DIRECTIONS

As you leave Penzance take the 2nd exit on the roundabout and turn right onto Jelbert Way. Take the second turn on the left onto Posses Lane. At the end turn right. Continue until the signpost of a dead end on the right - Poniou Lane. Teylu is found at the far end of the lane.



A deceptively spacious family home which was converted in 2019. On the ground floor is a large lounge, kitchen/dining room, shower room and porch. On the first floor are 5 bedrooms and a family bathroom. To the rear of the property is a beautiful garden with patio area, pagoda, lawn, a summer house and a pond. To the front is off road parking for one vehicle. With plenty of additional parking on the street as there are only a handful of properties in this little pocket of Longrock.

Teylu is a Freehold property with mains electric, water & drainage. Spring water feeds the hamlet and is used for everything other than drinking. Oil fired central heating and a log burner. The property is fully double glazed. The council Tax is a band C. Ofcom suggests Superfast Broadband is available and that mobile coverage is good on most networks.

Longrock falls under the civil parish of Ludgvan and benefits from its proximity to larger facilities in Penzance, including secondary schools and major supermarkets. It is also an excellent base for exploring the nearby RSPB Marazion Marsh Nature Reserve, a significant site for birdwatching. The main attraction is Longrock Beach, which forms the middle stretch of a vast, sandy expanse running from Penzance to Marazion. The beach offers one of the best perspectives of the iconic St Michael's Mount, which rises dramatically from the sea just offshore at Marazion. The waters are often shallow and calm, making it a safe spot for swimming and paddling, popular with families and locals. The section of the beach closest to Penzance is typically dog-friendly all year round.

