



Lower Grumbla, Sancreed TR19

£215,000



ANDREW
EXELBY
ESTATE AGENTS

Lower Grumbla, Sancreed TR19

**** DETACHED 1 BED COTTAGE ** IDYLLIC SETTING NEAR ST JUST**
**** PARKING, PLUS GARDEN ** QUIRKY ACCOMMODATION ****





DESCRIPTION

Off a pretty wooded road connecting Grumbla and Sancreed, is this incredibly delightful converted stable/tack house that offers one bedroom accommodation, parking, and garden space. Having been run as a successful holiday let, the property is now available to purchase; and would make an idyllic home for anyone looking to downsize.

The property has a paved patio to the front for seating, and a further grassy area that has previously been used as parking, but that would make a wonderful garden being bordered by Cornish hedging.

Inside, on the ground floor, is an open-plan sitting and dining room with the stairs leading up in one corner. The space is heated by a multifuel stove that sits centrally on one end wall and will surely heat the whole property once lit. There are exposed granite feature walls, as well as exposed beams to the ceiling - so lots and lots of character!



The kitchen is compact, but for a property of this size it has space for all essential kitchen appliances, and you then continue through to a little lobby area with a built-in storage cupboard, and on to the bathroom.

The stairs lead up to just one room: a double bedroom with semi-vaulted ceilings and a length of glass rooflight windows that flood the stairwell with natural light, as well as two smaller windows that offer lovely peaceful views out from the bedroom space.

The property is pretty unique, and is in a beautifully leafy and serene spot within 5 minutes drive of St Just and just 10 minutes of Penzance.

LOCATION

Sancreed is a much sought after, and peaceful hamlet minutes away from Penzance and the reaches of West Cornwall. Nearby is St Just, a vibrant West Cornwall town with many local facilities and shops.

There are some excellent schools nearby, including Mousehole School, Cape Cornwall School, Nancledra School and St Hilary School in Penzance.

There are direct train services from Penzance Station that run to London Paddington in just over five hours. With easy access to the A30, Exeter is two and a half hours by car, while London can be reached in six hours. Newquay airport is an hour away and has regular flights to London as well as many other UK and continental airports.

KITCHEN

Range of base and wall units with laminate worktops and stainless steel sink and drainer. Space for an under counter fridge and a freestanding cooker. uPVC double glazed window to front. Tiled floor.

SITTING / DINING ROOM

Exposed ceiling beams and some exposed granite walls. Multifuel stove sits on a solid hearth. Timber, double glazed window to rear. Carpet. Stairs lead up in one corner.

BATHROOM

Suite comprises of bath with hand-held shower attachment, wash basin and WC with tiled surrounds. uPVC double glazed window to side. Vinyl floor.

BEDROOM

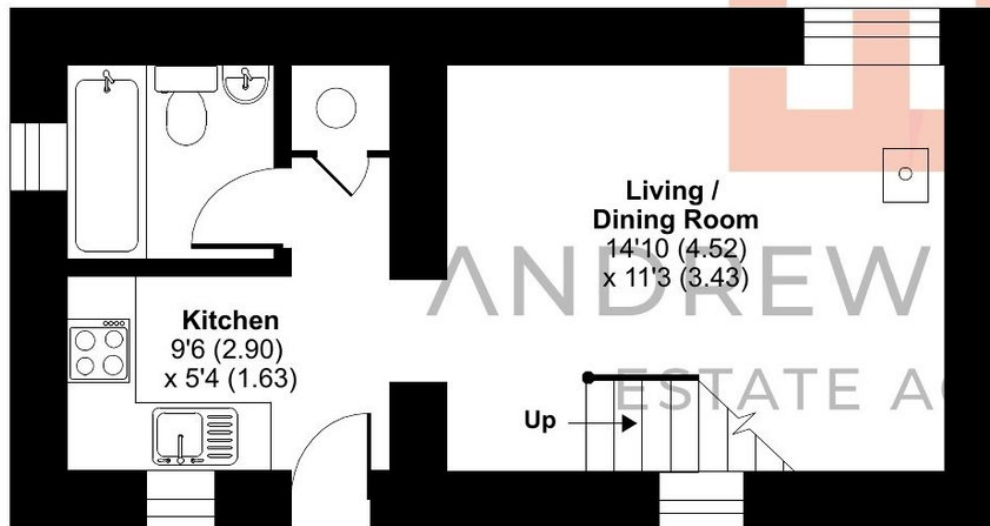
Dual aspect double bedroom with two timber, double glazed windows and run of glass rooflights allowing in lots of natural light. Carpet.



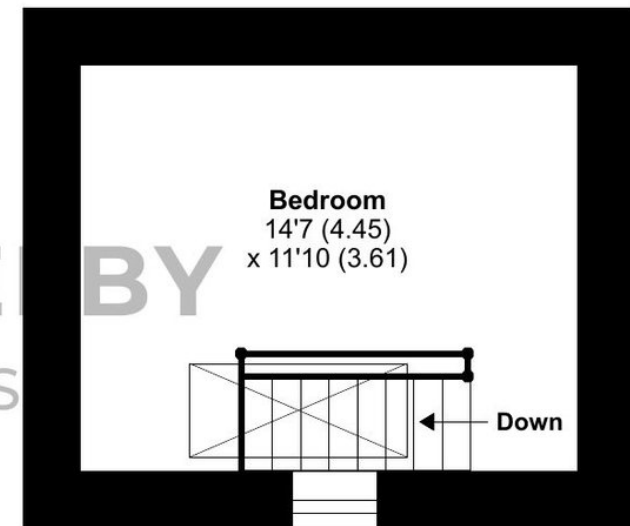
Sancreed, Penzance, TR20

Approximate Area = 477 sq ft / 44.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Exelby Estate Agents. REF: 1465556



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