



MAP estate agents
Putting your home on the map

**The Strand,
Penzance**

**£250,000
Freehold**





The Strand, Penzance

£250,000
Freehold

Property Introduction

Situated in the heart of the historic fishing port of Newlyn, this charming four-storey, three-bedroom period home enjoys stunning sea views across the harbour, stretching towards St Michael's Mount and beyond from its upper levels.

Full of character throughout, the property is located within a conservation area just moments from Newlyn Harbour. It offers spacious and versatile accommodation arranged over four floors, making it ideal for a variety of living arrangements.

Externally, the home benefits from a quaint cobbled seating area to the front, along with a private courtyard to the rear featuring pedestrian access. The Strand is centrally positioned, placing the property within easy reach of local amenities and approximately one mile from the main town of Penzance.

Given the property's location, charm, and potential, early viewing is highly recommended.

Location

The Strand is centrally located in Newlyn, placing it within easy reach of a wide range of local amenities.

The property is approximately one mile from the main town of Penzance and just two miles from the picturesque fishing village of Mousehole. Further afield, the popular seaside town of St Ives lies around nine miles away, while Marazion—gateway to St Michael's Mount—is approximately five miles from the property.

ACCOMMODATION COMPRISES

ENTRANCE

The front door opens in to an open plan:-

RECEPTION/DINING AREA 15' 2" x 13' 10" (4.62m x 4.21m) maximum measurements

With feature fire place and wood burner. From this main reception, the hallway/stairs to the upper floors and stairs to the kitchen on the split level below can also be found.

KITCHEN 14' 10" x 8' 7" (4.52m x 2.61m) maximum measurements

Stainless steel inset one and a half bowl sink unit with cupboards below, wall and base units, worksurfaces and power points,

plumbing for automatic washing machine, space for cooker, beamed ceiling, door to courtyard, radiator, steps down to:-

BASEMENT 12' 1" x 11' 1" (3.68m x 3.38m)

Original flagstone floor, further storage cupboard with shelves, exposed beams, radiator.

Returning to first floor, stairs to:-

BATHROOM

White suite comprising semi-circular shower cubicle, wash hand basin, low level WC, UPVC double glazed window, radiator.

FIRST FLOOR LANDING

Leads to both the reception and bedroom on first floor. Stairs to attic room.

LOUNGE/BEDROOM 13' 11" x 13' 6" (4.24m x 4.11m)

Windows open onto Juliet balcony with window seat, painted floorboards, wood burner, TV point radiator.

BEDROOM TWO 13' 0" x 6' 3" (3.96m x 1.90m) plus recess

Stripped floor boards fitted bed unit, storage cupboard and dual Velux windows with a view over the back yard. Further stairs to :-

ATTIC ROOM/BEDROOM 15' 2" x 12' 0" (4.62m x 3.65m)

Vaulted ceiling with exposed beams, balcony with open out windows with sea views over Newlyn Harbour, radiator.

OUTSIDE FRONT

A cobbled front space opening onto the side road access set at the front of the house. There is also access to the basement level from this front cobbled space via a sunken ladder space.

OUTSIDE REAR

A rear yard with pedestrian access at the back and raised flower planters.

SERVICES

The property benefits from mains water, mains drainage, mains electric and mains gas.

AGENTS NOTE

Please be advised that the Council tax band for this property is band 'B'.

DIRECTIONS

From the Penzance bypass roundabout at Marazion Take the A30 westbound, signposted towards Penzance. Continue on the A30 for approximately 2–3 miles until you reach Penzance, As you approach Penzance, follow signs for the A30/A3071 and continue towards the town centre and seafront. Stay on the main road as it becomes the A30 (Jelbert Way), following the coastline. Continue straight along the seafront road, passing through Penzance towards Newlyn. As you enter Newlyn, remain on the main road (now the A30/Stanley Street). Follow the road as it curves around Newlyn Harbour—this road becomes The Strand. You will find The Strand running alongside the harbour in the centre of Newlyn. What3words ([///conspire.sprinkler.branch](https://www.what3words.com/#!/conspire.sprinkler.branch))



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Chain free sale
- Period home
- Freehold
- Outside space
- Sea views
- Wood burner



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.