



Tresillion, Rospletha, Porthcurno,  
Penzance, Cornwall, TR19 6JU







**TRESILLION, ROSPLETHA, PORTHCURNO, PENZANCE, CORNWALL, TR19 6JU**

**£500,000 FREEHOLD**

**\* 3/4 BEDROOMS \* SEA VIEWS \* LIVING ROOM \* WOOD BURNER \***

**\* KITCHEN/DINING ROOM \* FAMILY BATHROOM \* SHOWER ROOM \***

**\* FRONT AND REAR GARDENS \* OFF STREET PARKING \* DOUBLE GLAZING \***

**\* NO ONWARD CHAIN \* PARKING FOR SEVERAL VEHICLES \***

**\* EPC = F \* COUNCIL TAX BAND = RATED FOR BUSINESS USE (PREVIOUSLY BAND D) \***

**\* APPROXIMATELY 123 SQUARE METRES \***

A beautifully presented semi detached barn conversion offered for sale for the first time in 30 years, situated on the outskirts of the coastal village of Porthcurno and close to both the beach and the Minack Theatre and enjoying views across open farmland towards the coast. The accommodation, which is arranged over three levels, consists of three double bedrooms, family bathroom, shower room, bedroom four/games room, lounge with wood burner and fitted kitchen/diner. The property has cottage-style gardens to the front with a sitting area and enclosed gardens to the rear with patio, garden shed and parking for several vehicles. The property offers spacious accommodation and is well presented throughout and, at the present moment, is used as a holiday let but would make an ideal family home. The house is double glazed and is offered for sale with no onward chain.

Double glazed door into:

**PORCH:** Tiled floor, double glazed window to front, multi glazed door into:

**HALLWAY:** Tiled floor, night storage heater, double glazed window to front, doors to:

**BEDROOM TWO:** 14' 0" x 10' 7" (4.27m x 3.23m) Double glazed window to front, understairs storage cupboard, electric panel heater.

**BEDROOM THREE:** 13' 11" x 8' 11" (4.24m x 2.72m) Double glazed window to front, electric panel heater.

**BATHROOM:** Extractor fan, wall heater, shaver point, heated towel rail, tiled floor and partially tiled walls, vanity wash hand basin, WC, bath, fully tiled shower cubicle with mains shower over.

Stairs rising from the hallway to:

**LANDING:** Doors to:

**BEDROOM ONE:** 14' 3" x 11' 6" (4.34m x 3.51m) Double glazed window to front with views across Porthcurno valley towards Logan Rock and further double glazed window to side, electric panel heater, built in wardrobe.

**LIVING ROOM:** 16' 2" x 14' 3" (4.93m x 4.34m) Double glazed window to front with views, cupboard to one wall, night storage heater, wood burner on slate hearth with granite surround.

Steps descend from landing to:

**FURTHER HALLWAY:** With doors to:

**GAMES ROOM/BEDROOM FOUR:** 23' 9" x 9' 11" (7.24m x 3.02m) Two double glazed windows to side and one to rear, night storage heater, vaulted ceiling.

**SHOWER ROOM:** Tiled floors and wall, extraction fan, double glazed window to rear, shower cubicle with electric shower, WC, vanity wash hand basin, wall mounted fan heater.

**KITCHEN/DINING ROOM:** Two double glazed windows to rear, one double glazed window to side with rural views, night storage heater, access into loft space, inset spotlights, range of base and wall units with worksurfaces and tiling over, tiled floor, integral AEG electric cooker, hob and filter fan over, one and a half bowl stainless steel sink unit, cupboard housing hot water tank, double glazed door to rear garden.

**OUTSIDE:** The cottage style front garden is enclosed by granite wall and wooden fencing with established shrubs and plant borders, laid to granite chipping for ease of maintenance, wood store. The rear garden is fully enclosed by granite hedging which is laid to lawn with established shrubs and plants, wooden shed, raised patio area, gate to the side of the property, outside light, parking for several vehicles.

**SERVICES:** Mains water, electricity, and private drainage. Solar Panels (income in excess of £1,400 per annum).

**DIRECTIONS:** Via "What3Words" app: ///pinch.clashing.sedative

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of granite under a tiled roof.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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