



Sea Mist, Rose Valley, Pendeen

Guide Price £250,000



ANDREW  
**EXELBY**  
ESTATE AGENTS

## Sea Mist, Rose Valley, Pendeen

Detached cottage with garage and garden that is in need of some creative vision and some investment to realise the full potential of this exciting opportunity!





## DESCRIPTION

Having been a much-loved home for many years, this detached cottage is now available with no onward chain for buyers who can see the huge potential on offer. Requiring some updating and refurbishment, the property offers a detached garage, parking and flexible, but sizeable living space.

To the ground floor are two reception rooms, both with solid wood block flooring, one with an open fireplace that extends out to a dual aspect snug area, and the other with an oil-fired Rayburn that gently radiates heat as well as supplies a radiator to the first floor. There are two bedrooms on the ground floor; a double at the rear, and a single or office to the front. The kitchen is at the rear with French windows out to the garden and some bespoke units. A rear lobby then leads through to a family bathroom and a lean-to sun room that is in need of repair.

The first floor has been altered from the previous two double bedrooms to create an open space that offers a bedroom to one side and a space that has been more recently used as a first floor sitting room. The upstairs has a rooflight, and windows all along the rear; so the space is bright - helped by the vaulted ceilings!



To the rear is an enclosed garden with some bed areas; the garden has recently been cleared to show the space on offer, but is very much a blank canvas. To the front of the property is a detached garage that has a roof needing some repair, and there is an area immediately alongside the garage for parking for one car.



## SITTING ROOM

4.03m x 2.63m (13'2" x 8'7")

Reception room with open fireplace and solid wood block floor. Exposed granite and exposed beams. Open to:

## SNUG

Dual aspect snug area with two large double glazed windows, vaulted ceiling with rooflight and some shelving.

## DINING ROOM

4.03m x 3.11m (13'2" x 10'2")

Second reception room with exposed beams, solid wood block floor and oil-fired Rayburn with some built-in cabinetry to one side.



# Rose Valley, Pendeen, Penzance, TR19

Approximate Area = 1245 sq ft / 115.6 sq m

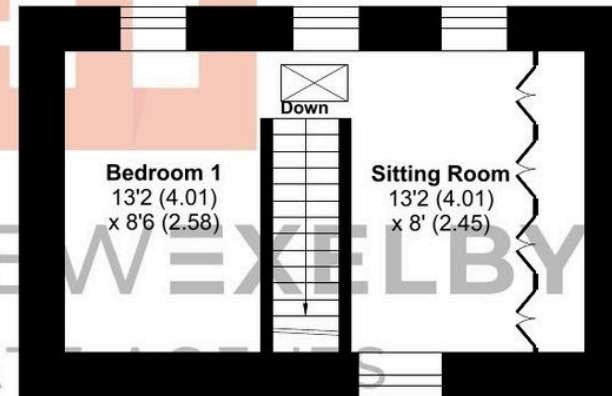
Garage = 224 sq ft / 20.8 sq m

Total = 1469 sq ft / 136.4 sq m

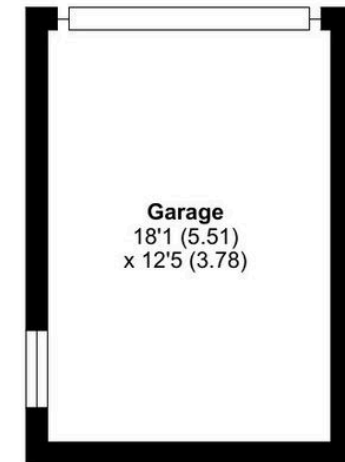
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**GROUND FLOOR**




**FIRST FLOOR**



**GARAGE**



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Andrew Exelby Estate Agents. REF: 1418323