



Church Road, Pendeen, Penzance, TR19 7SF

£375,000



ANDREW
EXELBY
ESTATE AGENTS

Church Road, Pendeen, Penzance, TR19 7SF

Impressive, double fronted house in a central village location in Pendeen - this four bedroom house has great gardens to all sides, and offers driveway parking for two cars. There is a wealth of charm and character in this sizeable family home, and there is a lot of potential to extend and improve.





DESCRIPTION

A most handsome, double-fronted house in the heart of Pendeen that offers generous living space within a larger than average plot including gardens to all sides and off street parking. The property would benefit from some updating to realise it's full potential.

Off an entrance hall, are two spacious sitting rooms; one with an open fireplace, the larger being dual aspect with a multifuel stove and both having higher than expected, beamed ceilings. Throughout this home are some beautiful stripped pine doors, and the larger sitting room in particular has beautiful original doors with glazed panels.

To the rear of the ground floor is the kitchen/ diner that is befitting of such a charming and spacious home. Windows to two elevations make it a light room with space for a kitchen table, and access through to a conservatory at one side.

To the first floor are four bedrooms and a family bathroom, with two generous double bedrooms at the front; both having double glazed sash windows. The third double bedroom is at the rear with windows to each side; one gives sea views, the other has views toward the carn and moorland at the rear. The bathroom is good size with a full-size bath and shower over and a double glazed sash window.

The property sits on a large plot, with gardens to the front, rear and both sides. The side garden has been sectioned off and enclosed at the front on one side to create a potential



growing area, with gravelled areas behind and a pretty and private seating area surrounded by native species of fern and palm. The rear garden then offers lawn, storage shed and hardstanding that takes you around to the other side garden. There is driveway parking for two cars and a further area of garden with lawn, shrubs and beds.

The property is sold with no onward chain and offers an exceptional opportunity to own this wonderful family home in a very quiet and peaceful location.

LOCATION

Situated on a popular terrace backing on to fields, this home sits within an easy walk of Pendeen's shop, pubs, and facilities.

Pendeen is a fantastic village with a strong community spirit and much to offer residents. The area has a strong history linked to mining and is in the Cornish Mining World Heritage Site. The village offers a convenience shop, several pubs, a primary school, and various eateries within easy reach.

There is also the Centre of Pendeen; a brilliant resource that is well-used by locals for activities, markets, and festivities. Pendeen is a short walk to the rugged and wild West Cornwall coast.

ENTRANCE HALL

Carpet. Night storage heater.

LIVING ROOM

4.29m x 4.1m (14'0" x 13'5")

Pine timber door leads in with glazed panels. Dual aspect sitting room with exposed beams. Understairs storage cupboard. Feature fireplace with exposed granite and a multifuel stove with slate hearth. uPVC double glazed sash window to front with window seat. uPVC double glazed window to rear. Pine timber door with glazed panel leads to:

KITCHEN/DINER

4.3m x 3.04m (14'1" x 9'11")

Dual aspect kitchen/diner with range of base and wall units with stainless steel sink and drainer with tiled splashbacks. Built-in electric oven with hob and extractor over. Timber double glazed window to rear, timber sash window to side. Vinyl floor. Night storage heater. Pine timber door with glazed panels leads out or timber, glazed door leads to:



CONSERVATORY

4.79m x 2.14m (15'8" x 7'0")

Conservatory with plumbing and drainage for laundry appliances. Timber windows to two sides with double glazed door leading to rear gardens. Vinyl floor.



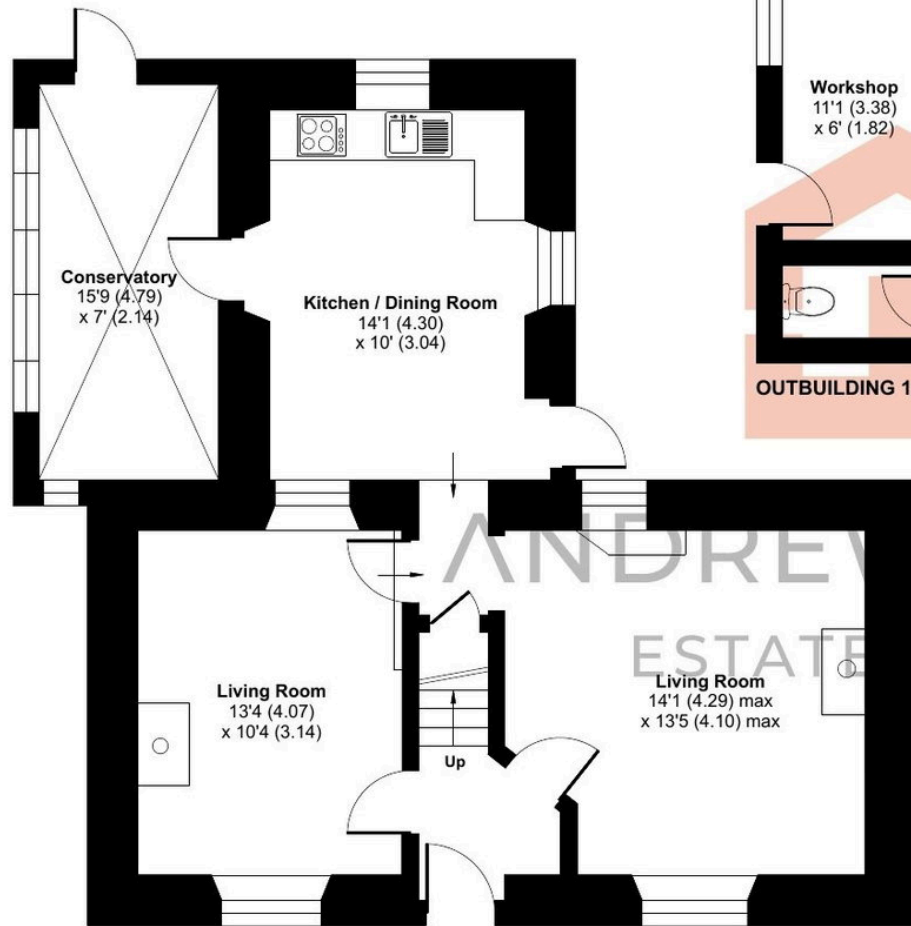
Church Road, Pendeen, Penzance, TR19

Approximate Area = 1319 sq ft / 122.5 sq m

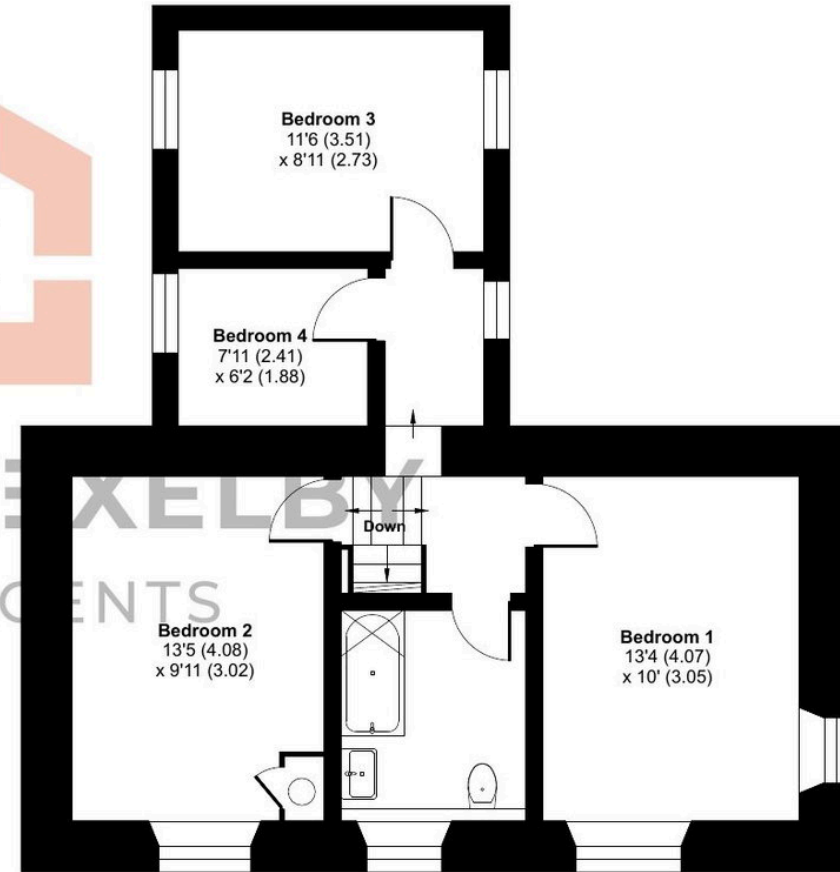
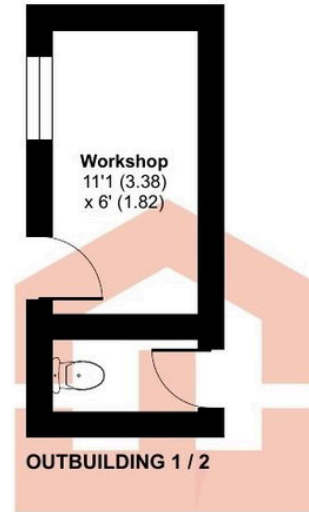
Outbuildings = 79 sq ft / 7.3 sq m

Total = 1398 sq ft / 129.8 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 2025. Produced for Andrew Exelby Estate Agents. REF: 1374015



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