



Portherras Terrace, Pendeen TR19

£425,000



ANDREW
EXELBY
ESTATE AGENTS

Portherras Terrace, Pendeen TR19

THREE BED COTTAGE * TWO BATHROOMS * 1/4 OF AN ACRE OF GARDENS INC ALLOTMENT * TWO WORKSHOPS WITH POWER * SOLAR PANELS & BATTERY * AIR SOURCE HEAT PUMP & RADIATORS





DESCRIPTION

Beautifully detailed and finished, this handsome, double-fronted cottage has extensive charm, eco credentials, and a wonderful garden that in total extends to approximately a quarter of an acre - Book your viewing now to avoid disappointment!

As cottages go, this property really does tick almost every box! The sitting room at the front stretches the full width of the cottage; allowing room for a dining area or office space - there is both a decorative fireplace and a multifuel stove inset as well as sash windows with window seats. The kitchen is a room that will win hearts, with a vaulted ceiling inc rooflights and a view out to the expansive gardens and beyond. There is a useful utility area also; meaning the kitchen remains a reception space to enjoy in peace.

To the rear of the ground floor is a third bedroom or another potential office/studio space - off this room, and down a step, is a wet room - representing extremely versatile accommodation as a whole!

Upstairs are two equally sized and equipped double bedrooms with built-in storage cupboards and beautiful wooden floorboards; both have sash windows with window seats. There is a family bathroom also on this floor that has views out across the moorland adjacent.

The gardens of this property really are exceptional, there is an enclosed front garden which stretches down to a Cornish hedge with a central path and access to the lane at the



front. This garden is extremely well-stocked with a plethora of native species of flowers and shrubs. Through a side gate, lie the main gardens which include a large lawned area punctuated with screening hedges, the occasional Bramley or Russet apple tree and a healthy scattering of wild primroses.

In one corner is an area enclosed by low walls and a gate that has been set up very neatly as a home allotment/growing area with 4 or 5 growing beds, and adjacent to this are two good size workshop/studios; both with mains power. The property is extremely well-maintained, and represents a very exciting opportunity for someone.

The property has a total of ten solar panels with a battery, and there is an air-source heat pump providing heat for the property via a central heating system. The EPC rating here was generated PRIOR to many of the improvements made by the owner.

LOCATION

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, including Geevor Tourist Mine and the North Inn..

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.

SITTING / DINING ROOM

Two uPVC double glazed sash windows looking out to front garden with window seats and uPVC double glazed door out to good-size front garden. Further smaller uPVC double glazed window at one end looking to rear. Decorative cast iron fireplace at one end (capped) and inset stove to other end of the room. Fitted shelf storage to alcoves around the fireplace at the sitting room end, with additional shelving adjacent to the ornamental fireplace at the other. Exposed beams. Wooden floorboards. Two radiators.

UTILITY ROOM

Base units with open shelving. Some laminate work surface over space for a washing machine. Inset Belfast sink with tiled surround and work surface with some built-in cupboards. Exposed beams. Tiled floor. Radiator. Understairs storage cupboard housing hot water tank and inverter for solar panels.

REAR LOBBY/ENTRANCE

uPVC double glazed door out to rear garden space. uPVC double glazed window with slate cill. Slate flooring.

BEDROOM

Panelled, stain-glass door in to a good size single bedroom or ideal office/studio space with sloped ceiling, two uPVC double glazed windows with slate cills. Painted floorboards. Radiator.



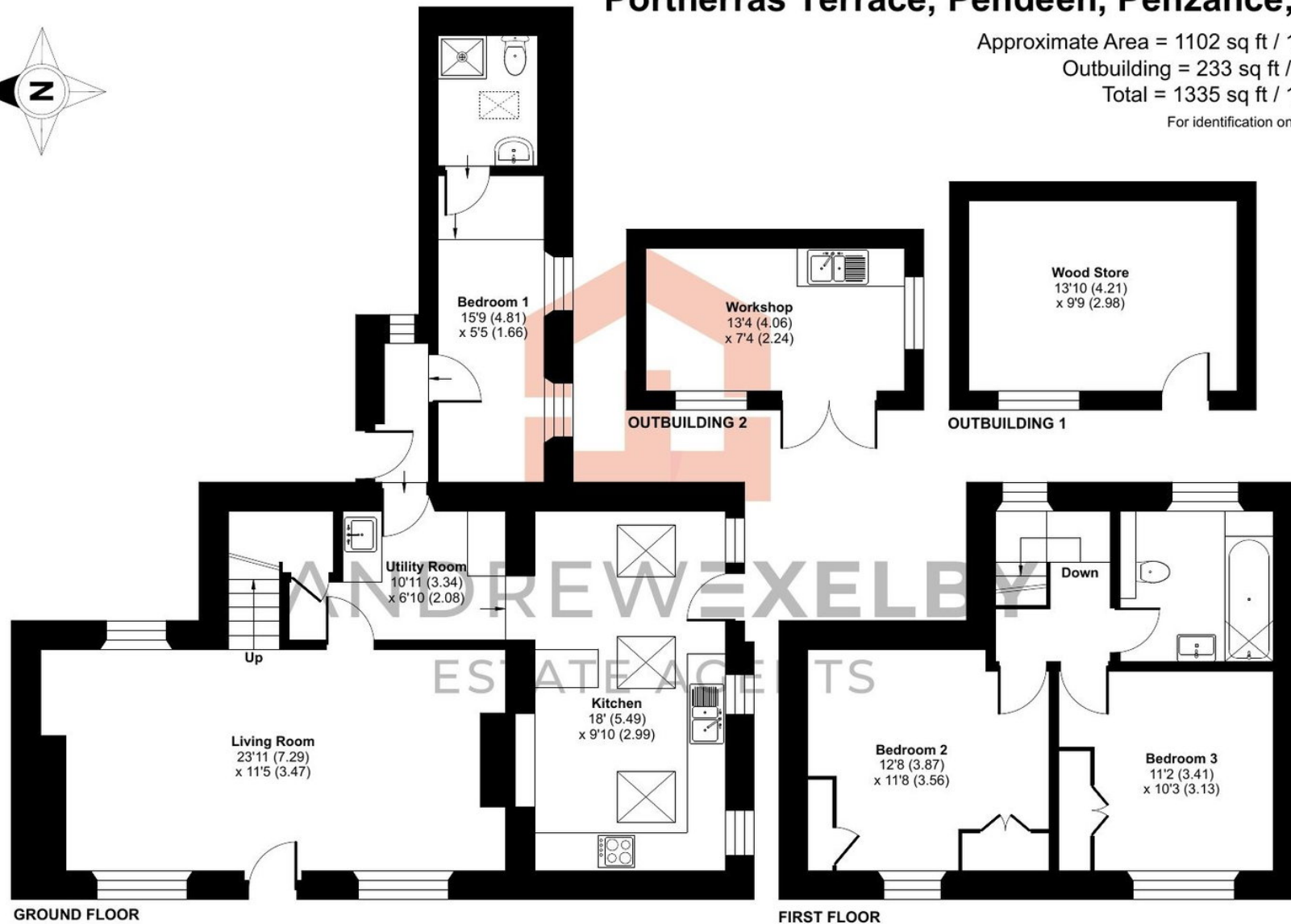
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Approximate Area = 1102 sq ft / 102.3 sq m

Outbuilding = 233 sq ft / 21.6 sq m

Total = 1335 sq ft / 123.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Andrew Exelby Estate Agents. REF: 1430207



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