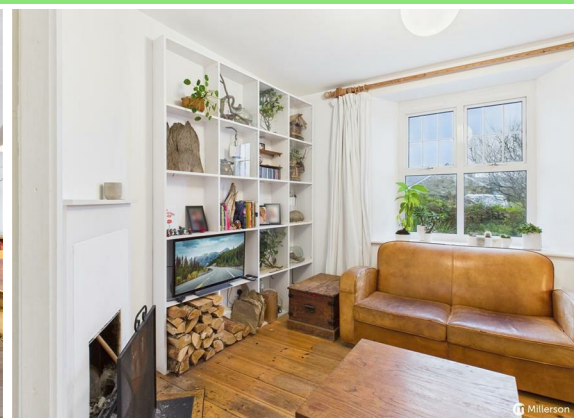
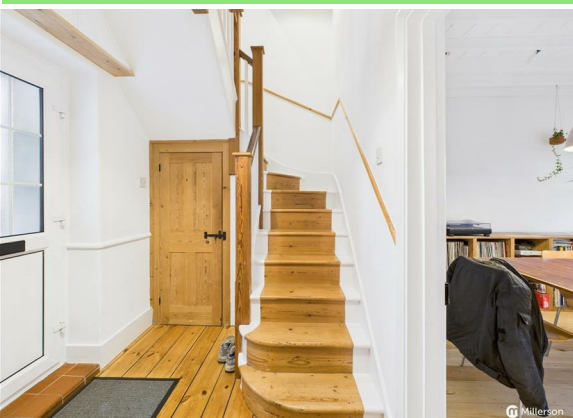




# Coastguard Row, Maria's Lane Sennen Cove Penzance

Asking Price £450,000

- SUPERB SEA AND COASTAL VIEWS
- BEAUTIFUL REAR GARDEN WITH LARGE SUMMERHOUSE
  - TWO PARKING SPACES
- A HOME WITH MUCH CHARACTER
  - EXPOSED WOODEN FLOORS
- FOR THOSE SEEKING A COASTAL LIFE
- LARGE ATTIC ROOMS WITH TWO AREAS
  - TWO RECEPTION ROOMS
    - DOUBLE-GLAZED
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1155.00 sq ft



### PROPERTY DESCRIPTION

A wonderful former coastguard home with well-proportioned rooms, nearly all with sea, beach and coastal views. Large Upvc double-glazed windows allow ample natural light, and exposed wooden floorboards and open fireplace contribute to the character evident throughout the property. The accommodation is set out on three floors with ground floor entrance hall, lounge, kitchen and dining room. The first floor holds two light double bedrooms and a bespoke bathroom/shower room. The second floor is a spacious attic with landing area, office and a further hobbies room with exposed beams, skylights and wonderful sea views. Outside to the front is a sweet garden ideal for enjoying the setting sun, and to the rear is a beautiful level garden with lawn areas, well-stocked flower beds, an area ideal for Alfresco dining and a very useful summerhouse with a full-height glazed wall.

### LOCATION

Sennen is a highly desirable coastal location situated near Land's End in far-west Cornwall, offering a blend of rural tranquillity, dramatic scenery, and exceptional beach access. The area is best known for Sennen Cove, a sweeping sandy bay with turquoise waters, making it one of Cornwall's most attractive beaches for families, surfers, and holidaymakers. Properties in Sennen benefit from proximity to the South West Coast Path, panoramic sea views, and access to unspoilt coastal landscapes.

The village itself features a mix of traditional granite cottages, modern coastal homes, and holiday properties, with many residences positioned to take advantage of the Atlantic outlook. Amenities include a local pub, cafés, small shops, and a historic parish church, while the nearby town of Penzance provides broader services, supermarkets, and transport links, including rail connections.

Sennen offers a peaceful lifestyle with a strong sense of community, yet sees increased seasonal activity during the summer months. Its combination of natural beauty, beachside living, and investment potential—particularly for holiday lettings—makes it an appealing location for both permanent residents and second-home buyers.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

#### ENTRANCE HALL

Upvc half-glazed front door leading into entrance hall with exposed wood flooring, staircase to first floor, large space under the stairwell reputed to have been a radio room during the war, dado rail, meter cupboard

#### KITCHEN

Bespoke kitchen with a range of wooden base units and teak work

surfaces, ample power points, inset Butler's sink with mixer taps, double-glazed windows to rear aspect over the garden, various wall units including cupboards and display cabinets, built-in Range Master cooker with limestone mantle over, recess for fridge/freezer, built-in spice/pantry cabinet with glazed doors and shelving, exposed wooden floors, almost full-height radiator and stained glass folding doors opening into:

#### LOUNGE

Open fire with mantles shelf over, extensive wall shelving, exposed wooden flooring, large Upvc double-glazed to front aspect with sea views, and windowsill, almost full-height radiator.

#### DINING ROOM

Approached from the hallway and kitchen, exposed wooden floors, two double-glazed windows to rear aspect overlooking the rear garden and Upvc double-glazed door to rear garden, almost full-length radiator and beamed ceilings.

#### FIRST FLOOR LANDING

With double-glazed Upvc window to front aspect with far-reaching rural and sea views, wooden windowsill, exposed wooden stairs leading to second floor and :

#### BEDROOM ONE

With lovely exposed wood flooring, double-glazed Upvc windows to rear overlooking the rear garden and Gwenver beach, built-in wardrobe, arched recess, and almost full-height radiator.

#### BEDROOM TWO

With double-glazed Upvc windows to front aspect with sea views, exposed wooden floors, almost full-height radiator.

#### BATHROOM

A lovely and individual bathroom with exposed wood floors, a shower cubicle with rain head shower, built-in cupboard housing electric boiler and immersion tank, shaver socket, wash basin set on teak plinth with mixer tap, oval bath inset into teal surround, Upvc double-glazed window to rear aspect with sea views, window sill, wall-mounted radiator, extensive range of built-in cabinets with display shelf, close-coupled concealed cistern WC.

#### SECOND FLOOR

Landing area with exposed wooden flooring, exposed A frames, skylight with sea and beach views, door to

#### AUXILIARY ROOM

Exposed wooden floors, skylight with views out over the coast and sea, radiator, exposed A frames access into:



## OFFICE

Exposed wooden floorboards, skylight with sea views, exposed 'A' frames and ample power points.

## PARKING

To the front there is parking for at least two vehicles on a grass area off the lane.

## OUTSIDE

To the front there is a pretty garden with small gate and path leading to front door, substantial stone walling and well-stocked with mature trees and shrubs.

To the rear, is a stunning garden which is a real delight. A long lawn area with curved borders and a large array of flowers, shrubs and trees, leading further to small pond and a part wood and part glazed summerhouse/workshop, sea views and at the end a lovely tranquil terrace ideal for alfresco dining.

## SERVICES

Mains water, mains drainage, mains electric with electric hot water system for central heating as well as for hot water. (hot water heater/boiler located in bathroom)  
Council Tax band 'C'.

## DIRECTIONS

On entering Sennen on the A30, opposite the community center, and at the roundabout, turn right towards the Sennen Cove and head down Cove Road for about a quarter of a mile and turn left at Maria's lane and proceed to the very end, and as the road bears sharp left, the property will be found a further 100 feet from the corner and then you can park outside.

## MATERIAL INFORMATION

Verified Material Information:

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

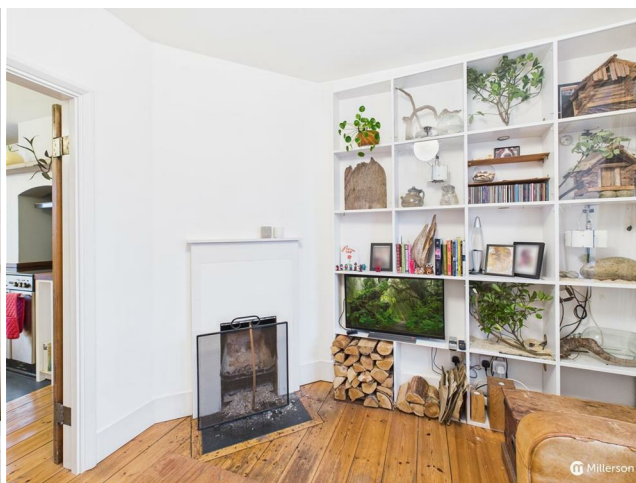
Energy Performance rating: E

Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions

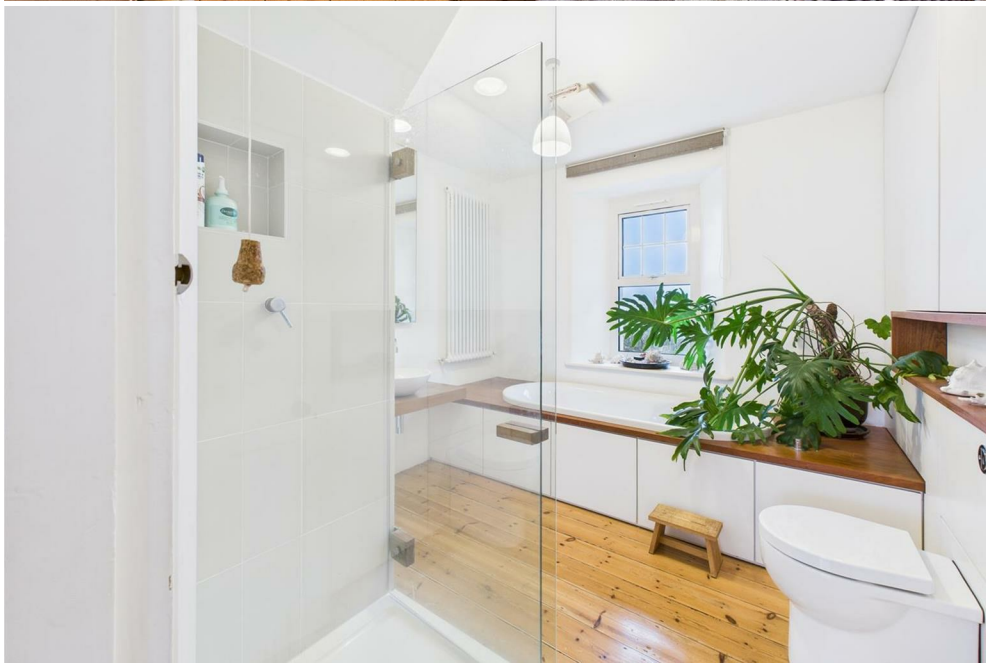
Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No







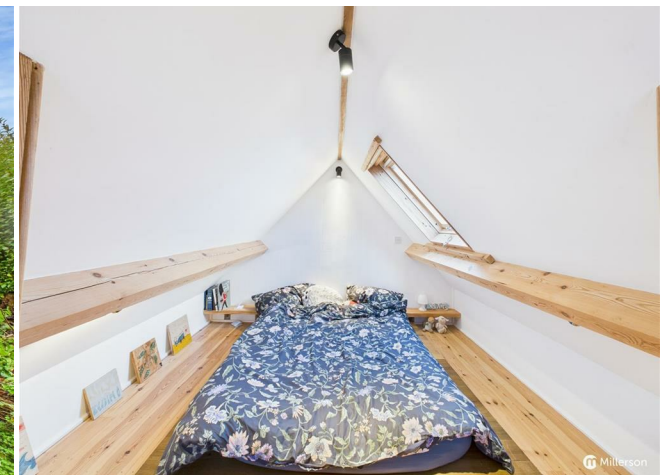
Coastguard Row, Maria's Lane, Sennen Cove, Penzance, TR19 7BX



Water supply: Mains water supply  
Sewerage: Mains  
Heating: Electricity-powered central heating is installed.  
Heating features: Open fire  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0

Floor 1



Floor 2



Approximate total area<sup>m</sup>

1155 ft<sup>2</sup>  
107.5 m<sup>2</sup>

Reduced headroom

175 ft<sup>2</sup>  
16.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

50 Fore Street  
Hayle  
Cornwall  
TR27 4DY

E: [hayle@millerson.com](mailto:hayle@millerson.com)

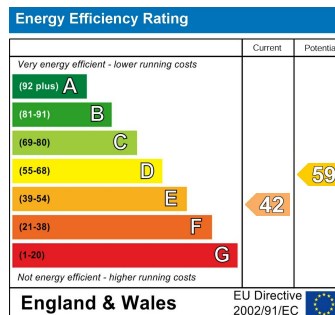
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