

Mellen-Dhu,

Marias Lane, Sennen Cove

LODGE & THOMAS

ESTABLISHED 1892

Mellen-Dhu,

Marias Lane, Sennen Cove, Penzance, TR19 7BZ

Guide Price - £675,000 Freehold

- Uninterrupted sea views
- Almost third acre plot
- Development opportunity
- Potential to replace with modern dwelling (stc)
- Potential for multiple dwellings (stc)

1960s detached bungalow in an elevated position above Sennen Cove enjoying outstanding uninterrupted sea views. Huge potential for improvement or replacement with one/two dwellings (subject to consent) in a site of almost a third of an acre. Sold with no onward chain.









The Property

Mellen-Dhu was built in 1966 by the current owners and has been a much-cherished home since. The property is now in need of total renovation or perhaps even replacement with one or possibly two dwellings (subject to consent) but boasts the most fantastic position. The site extends to 0.28 acres or thereabouts and sits high above the cove affording tremendous and uninterrupted sea views and undoubtedly presents a seldom available opportunity to create a stunning home in such a sought after location.

The bungalow presently offers spacious and well proportioned accommodation comprising; entrance porch and hall (both with ample storage), triple aspect living room, dining room, kitchen with pantry and AGA, three double bedrooms (all with fitted wardrobes), bathroom and separate w.c. as well as a garage. There is parking and turning space for several vehicles as well as lawned gardens to the rear, front and side. The front is tiered and enjoys the best of the views.

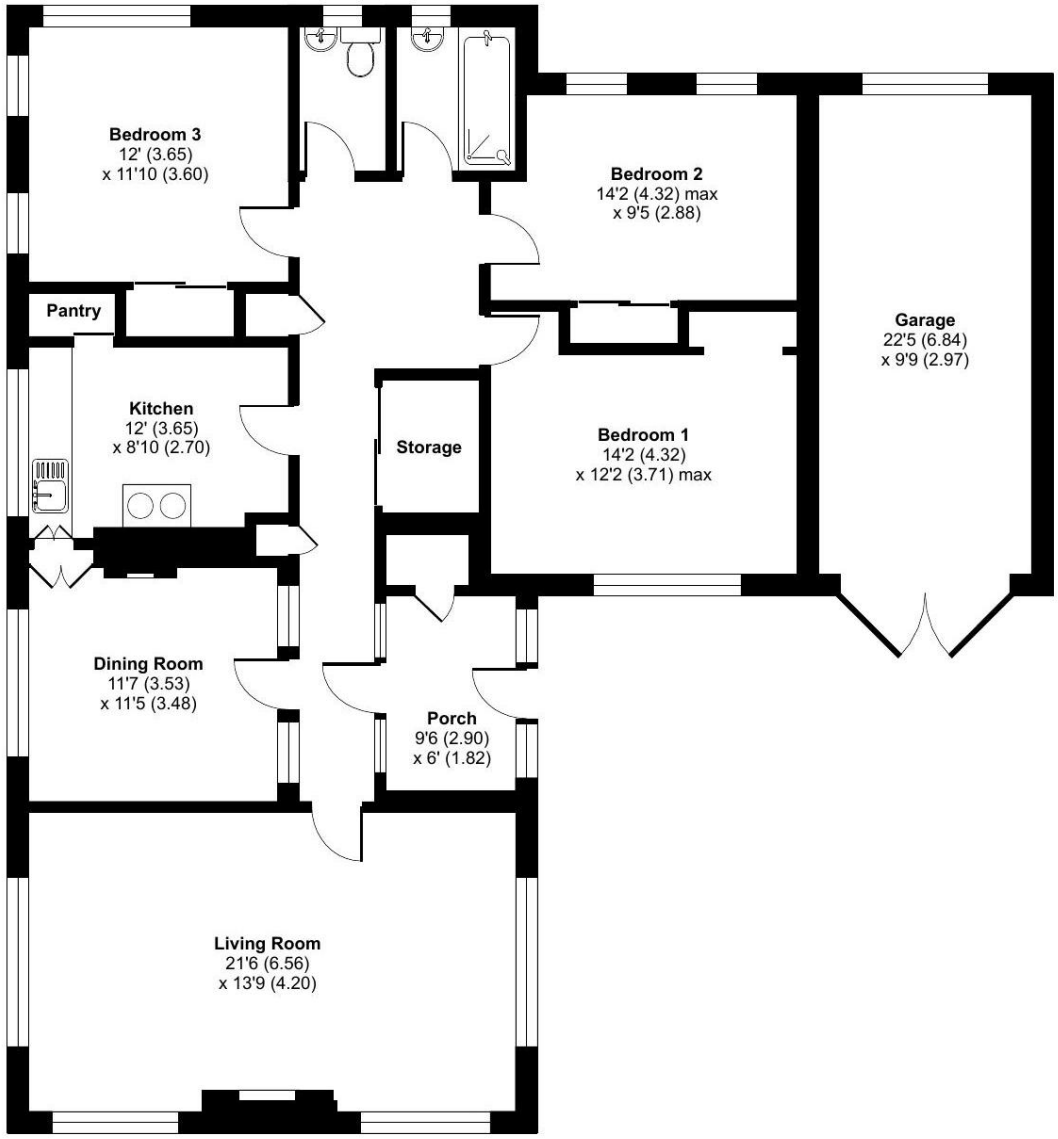
Approximate Area = 1402 sq ft / 130.2 sq m
Garage = 218 sq ft / 20.2 sq m
Total = 1620 sq ft / 150.4 sq m
For identification only - Not to scale

EPC G **Council Tax Band** E

Services
Mains water, electricity and drainage. Oil fired AGA provides domestic hot water. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



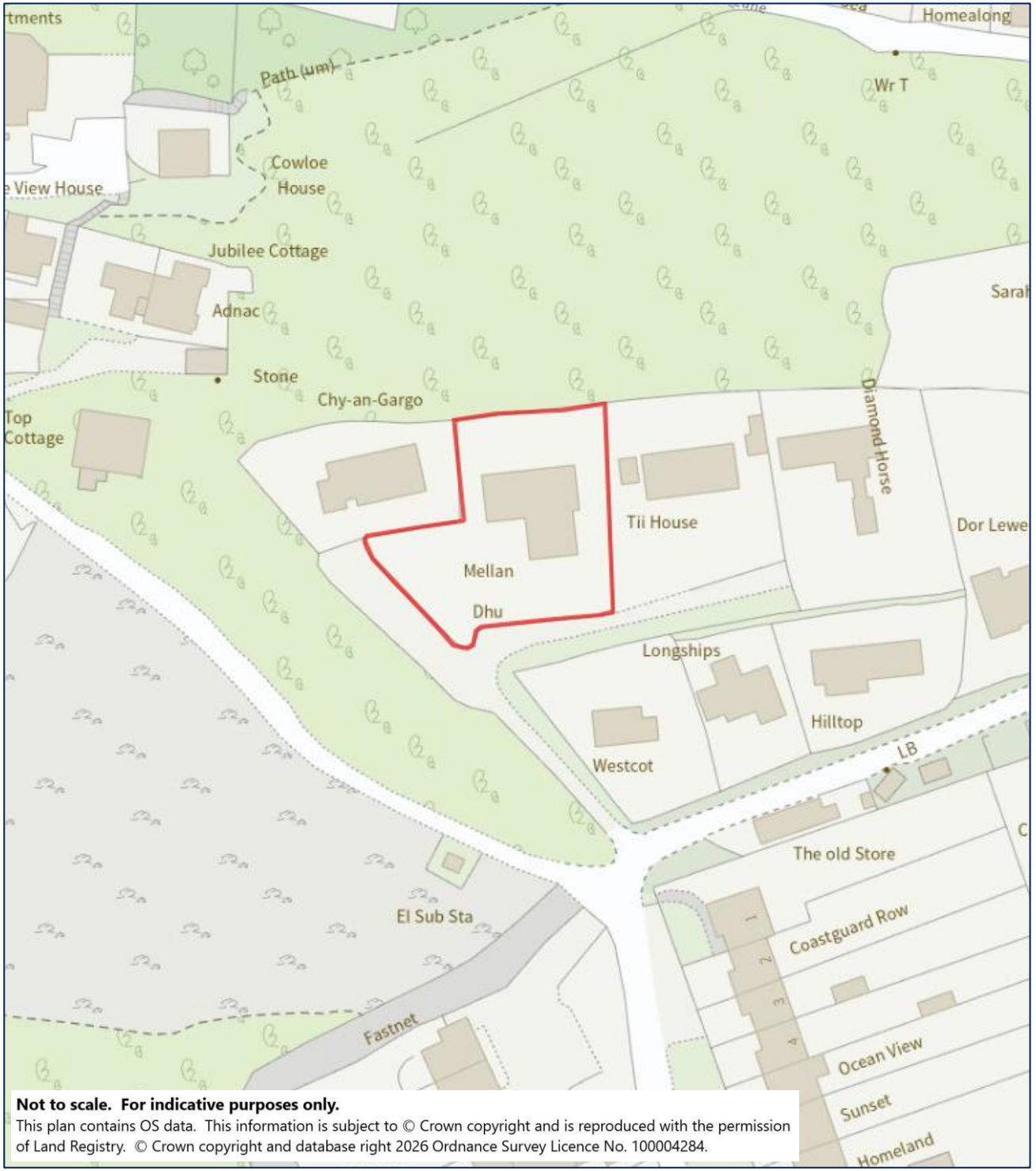
GROUND FLOOR

Location
Mellen-Dhu enjoys an elevated position which affords dramatic views over Sennen Cove and the sea. The property is located along Maria's Lane, set on the outer fringes of the village and yet within a short walk of the every day amenities which Sennen has to offer – including a public house, fish and chip shop, surf club, café, convenience store and a primary school. The South West Coast Path and the beach are within easy reach, also. Further facilities including a mainline railway link to London (Paddington) are available in the seaside town of Penzance, which is within 10 miles. Sennen Cove sits within an Area of Outstanding Natural Beauty.

Viewing
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.
Email: property@lodgeandthomas.co.uk

Directions
Proceed into Sennen travelling westbound on the A30 and turn right at the mini roundabout signposted Sennen Cove. Continue along Cove Road for approximately a quarter of a mile and then turn left into Maria's Lane. Follow Maria's lane and turn right shortly before the lane bears left (before the coast path) and the entrance into Mellen-Dhu will be found straight ahead, identified by a Lodge & Thomas for sale board.

what3words///includes.parsnip.squares



Not to scale. For indicative purposes only.
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01872 272722
58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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