



**ANDREW EXELBY**  
ESTATE AGENTS



**Cape Terrace, St. Just, Penzance, TR19 7JF**

**Penzance**

**£385,000**



**Tenure:** Freehold

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 2

- FABULOUS THREE DOUBLE BEDROOM HOME
- REFURBISHED & EXTENDED ACCOMMODATION
- OFF STREET PARKING PLUS VISITOR PARKING
- GOOD-SIZE GARDENS TO THREE SIDES
- IMPRESSIVE KITCHEN/DINING AREA
- TWO RECENTLY INSTALLED BATHROOMS
- SUMMERHOUSE AND STORAGE SHED
- SEA VIEWS FROM GARDEN AND FIRST FLOOR
- EPC - E
- COUNCIL TAX BAND - A

## DESCRIPTION

Far from your average three bedroom family home, this super stylishly extended property is sure to give most people serious kitchen envy. The subject of huge improvements, and now offering three double bedrooms, and two bathrooms, this home is highly desirable, and also hugely practical.

The kitchen is often said to be the heart of a home, and in this case it's certainly true - with definite wow factor, this central space flows ingeniously across two levels and is beautifully lit by a large roof light. This transformational extension has cleverly created spaces for everyone; in addition to a 'WOW' kitchen/dining space, the owner has created a laundry/utility, a second bathroom, and even an office nook.

The sitting room retains it's original features including a timber, panelled door and the picture rails, with a fabulous woodburner inset centrally.

Upstairs are three bedrooms, two of which have bright sea views across the school fields, and the smallest of which is still a double with some built-in shelving. Completing upstairs is a newly refurbished family bathroom with consistently stylish touches in tune with the rest of this splendid home.

Being end of terrace entitles this house to the largest garden on the row, with the lawned garden wrapping from front to back with easily enough space for the timber summerhouse and storage shed. The rear garden area is an extension of the kitchen, separated only by large sliding glass doors and enjoying the view toward the coast.

## LOCATION

St Just is a very popular town with a thriving community and a varied mix of busy shops and businesses. Properties here are predominantly granite cottages harking back to the tin mining era and St Just's prosperous heritage.

Boasting two fantastic butchers, four pubs, traditional grocers, and two convenience stores, St Just has all the essentials covered, as well as offering well-respected art galleries, popular eateries, and some stunning coastal walks nearby.

There is both a primary and secondary school in St Just, both rated as Good by Ofsted most recently. Penzance is approximately 8 miles away.







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## ENTRANCE PORCH

Vaulted ceiling space with uPVC double glazed window. Tiled floor.

**DINING ROOM AREA** - 5.26m x 3.6m (17'3" x 11'9")

Good-size space with uPVC double glazed window to recess space. Built-in storage cupboard housing hot

**KITCHEN** - 5.81m x 5.11m (19'0" x 16'9")

Stunning kitchen with range of sleek base units topped with worktops including a breakfast bar. Range of integrated style fridge-freezer, dishwasher and built-in double oven with extractor over and feature glass splashback. Compendious shelving. uPVC double glazed window to side garden and large opening doors to rear garden. Double glazed door of light to front. Hard soft furnishings.



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