



2 Geevor Cottages, Trewellard
Road, Pendeen, Penzance, TR19
7TD







2 GEEVOR COTTAGES, TREWELLARD ROAD, PENDEEN, PENZANCE, TR19 7TD

£300,000 FREEHOLD

*** MID TERRACED HOUSE * THREE BEDROOMS ***

*** KITCHEN / DINING ROOM * LIVING ROOM * PANTRY / UTILITY ROOM ***

*** FIRST FLOOR BATHROOM * GOOD SIZE GARDEN TO THE REAR ***

*** PARKING TO THE FRONT * GARAGE IN NEARBY BLOCK ***

*** SEA VIEWS FROM THE MAIN BEDROOM * COUNCIL TAX BAND = B ***

*** EPC = B * APPROXIMATELY 97 SQUARE METRES ***

Situated in the desirable Geevor Cottages in Pendeen, this well-presented three-bedroom mid-terraced home combines comfortable living with generous outdoor space and lovely far-reaching sea views. The ground floor offers a porch, a light living room, a spacious kitchen/diner, and a useful pantry/utility area. Upstairs, there are two good-sized double bedrooms with built-in wardrobes, one enjoying views across the garden to the sea, as well as a third single bedroom and a family bathroom. Externally, the property provides off-road parking to the front, a garage in a nearby block, a private rear courtyard, and an additional good size garden with pond. Located in the heart of Pendeen, the property benefits from a strong village community, local shops, pubs, and the nearby primary school. The breathtaking Cornish coastline, with its scenic walks and sandy coves, is just a short distance away, while the larger town of St Just and the cultural hub of St Ives are easily accessible. Double glazed throughout and in good order, this appealing home offers the ideal opportunity for those seeking a family home or a coastal retreat. Early viewing is highly recommended.

SLIDING DOOR TO:

ENTRANCE PORCH: Cloak hanging space, slate flooring. Window and door to:

ENTRANCE HALL: Parquet flooring, electric heater, stairs rising with storage under, underfloor heating.

LIVING ROOM: 14' 4" x 12' 0" (4.37m x 3.66m) Bay window to the front with window seat, inset multifuel burner on slate hearth, panelled feature wall, picture rail, electric heater.

OPEN PLAN KITCHEN / DINING ROOM: 19' 8" x 10' 4" plus further kitchen space (5.99m x 3.15m)

DINING AREA: Multifuel burner set on slate hearth with painted brick surround and wooden mantle over, recess to either side, double doors opening to the rear courtyard, built in storage cupboard, underfloor heating.

KITCHEN AREA: Range of base units with wooden work surface over, pantry cupboard, Beko range cooker with 7 ring LPG hob, glass splashback and extractor hood over, built in dishwasher, butler style sink, double glazed window to the side, underfloor heating.

PANTRY / UTILITY ROOM: 7' 6" x 5' 9" (2.29m x 1.75m) Plumbing for washing machine, space for undercounter fridge/freezer, controls for the solar panels, shelved area used as the pantry.

FIRST FLOOR LANDING: Access to the loft, PIV system, cupboard housing the water tank.

BEDROOM ONE: 10' 8" x 10' 5" maximum (3.25m x 3.17m) Double glazed window to the rear overlooking the garden with sea views in the distance, electric heater, built in storage cupboard.

BEDROOM TWO: 12' 11" x 9' 7" (3.94m x 2.92m) Double glazed window to the front, electric storage heater, built in wardrobes.

BEDROOM THREE: 12' 1" x 8' 1" maximum (3.68m x 2.46m) Double glazed window to the front, electric heater, built in small cupboard over the stairs.

BATHROOM: 7' 6" x 6' 10" (2.29m x 2.08m) Panelled bath with wall mounted shower over, wash hand basin with cupboards under, low level w.c. with concealed cistern, heated towel rail, double glazed window to the rear.

OUTSIDE: To the rear there is a sheltered courtyard providing a delightful spot for outdoor seating, framed by mature planting and a pergola. Beyond lies a generous garden with lawn, raised vegetable beds, wildlife pond and well-stocked borders, offering plenty of space for family life and gardening. A timber outbuilding and shed provide useful storage and workshop options, while the garden enjoys a good degree of privacy with glimpses towards the coast. To the front of the property there is a good size parking area and further up the road is access to:

GARAGE: 17' 10" x 8' 3" (5.44m x 2.51m) With a recently fitted roof (approximately one year old).

SERVICES: Mains water, electricity and drainage. Solar panels helping towards the electricity bills.

AGENTS NOTE: We checked the phone signal with EE which was good. The property is constructed of block under a tiled roof. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. To the rear of the property, although the vendor informs us this hasn't been used for a number of years, there is a pedestrian right of way to the neighbouring properties.

DIRECTIONAL NOTE: Via What3Words: ///parrot.fidelity.surviving

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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