



8 Rosevean Terrace



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Penzance, Cornwall, TR18 2AP

Town centre 0.25 mile Mousehole 4 miles Marazion 5 miles

A well-positioned, traditional two-bedroom terraced property, situated along a quiet no-through road in Penzance, offering both convenience and a peaceful setting.

- 2/3 Bedrooms
- Gardens
- Traditional Features
- Close to Town Centre
- Freehold
- Good Position
- No Through Road
- Attic Storage Room
- Period Property
- Council Tax Band C

Guide Price £325,000

SITUATION

Rosevean Terrace is a highly sought-after terrace located along a private road, just a short stroll from Penzance town centre, offering convenient access in and out of the town.

Penzance serves as the commercial heart of the Land's End Peninsula and is home to a number of historic buildings, including the recently refurbished Art Deco Jubilee Pool. Renowned for its vibrant atmosphere, the town offers an eclectic mix of shops, cafés, restaurants, galleries, and traditional inns. Within easy reach are the peaceful subtropical gardens of Morrab and Penlee, which also house an art gallery and museum celebrating the rich history and culture of West Cornwall. The area is close to numerous sandy beaches and celebrated local attractions, including the Minack Theatre at Porthcurno, the Tate Gallery in St Ives, and St Michael's Mount at Marazion. Charming nearby villages include Mousehole and Marazion, while Newlyn is known for its bustling fishing harbour. For transport links, Penzance railway station provides a direct connection to London Paddington, making the location ideal for both leisure and commuting.



THE PROPERTY

This charming, well-presented traditional granite terrace house in Penzance offers a wealth of character and period features, combined with a modern feel throughout. Situated along a private quiet no-through road, the property provides easy access to the town centre while benefiting from a peaceful location.

The house retains many original features, including tessellated quarry tiles, adding to its character and charm. The accommodation comprises a light and inviting sitting room with a period fireplace and a large window to the front, filling the space with natural light. A second family room offers versatility as a snug, home office, or ground-floor bedroom if required. At the rear of the ground floor, a spacious dining room flows seamlessly into a recently updated kitchen, which in turn provides access to the private rear garden. Stairs from the hallway lead to the first floor, which offers two generously proportioned double bedrooms, a separate WC, and a family bathroom. A further staircase ascends to an attic room, previously used as a bedroom, now offering a flexible space suitable for a variety of uses.

OUTSIDE

To the rear, the property enjoys a charming south-facing walled garden, providing a peaceful and private outdoor retreat. Bathed in sunlight for much of the day, the garden is predominantly laid to lawn, creating a versatile space ideal for relaxing, gardening, or entertaining. Mature boundary walls and planting offer both seclusion and a sense of enclosure, whilst the low-maintenance design ensures ease of upkeep. The garden perfectly complements the character and layout of the house, extending the living space outdoors and offering a tranquil setting to enjoy the quieter side of Penzance.

The property is situated along a quiet, not through road which is unadopted.

SERVICES

Mains Water, Electricity, Gas and Drainage. Central heating - Gas. Ultrafast Broadband available - Ofcom

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

DIRECTIONS

Leaving the A30 and heading to Penzance, before you reach the train station, take a right-hand turn onto Britons Hill. Continue along the road until you reach the recreational ground at the top, Rosevean Terrace will be evident on your right-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1266 sq ft / 117.6 sq m
For identification only - Not to scale

Ground Floor

- Sitting Room: 3.44 x 3.27m (11'3 x 10'9)
- Family Room / Bedroom 3: 3.28 x 3.01m (10'9 x 9'11)
- Dining Room: 3.28 x 2.97m (10'9 x 9'9)
- Kitchen: 5.36 x 2.67m (17'7 x 8'9)

First Floor

- Bedroom 1: 4.88 x 3.29m (16' x 10'10)
- Bedroom 2: 3.26 x 3.20m (10'8 x 10'6)

Second Floor

- Attic: 4.40 x 3.57m (14'5 x 11'9)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2025. Produced for Stags. REF: 1354971