



ROHRS & ROWE



Maud's Cottage  
2 Post Office Row  
Zennor  
St Ives  
TR26 3BY

- Grade II Listed cottage
- Views towards the coast
- Generous sitting room with granite inglenook fireplace
- Kitchen / dining room opening to the garden
- Principal bedroom with en suite
- Bedroom 3 / study
- Spacious guest bedroom
- Pantry and cloakroom
- Enclosed front garden and rear garden
- Council Tax Band C

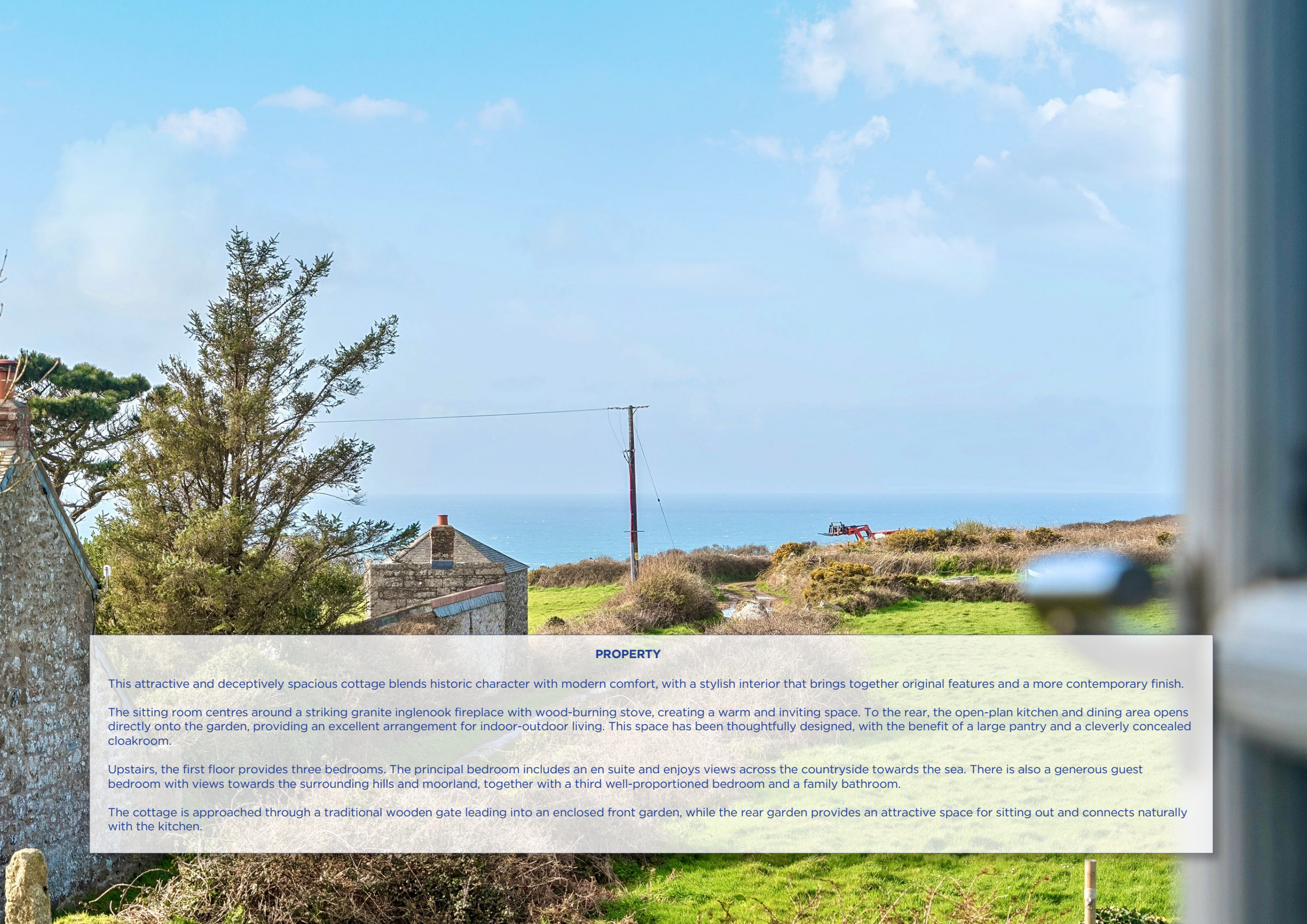


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**A BEAUTIFULLY PRESENTED GRADE II LISTED THREE-BEDROOM COTTAGE OFFERING SURPRISINGLY SPACIOUS ACCOMMODATION, COMBINING PERIOD FEATURES WITH WELL-JUDGED CONTEMPORARY ELEMENTS AND ENJOYING VIEWS TOWARDS THE COAST**





#### PROPERTY

This attractive and deceptively spacious cottage blends historic character with modern comfort, with a stylish interior that brings together original features and a more contemporary finish.

The sitting room centres around a striking granite inglenook fireplace with wood-burning stove, creating a warm and inviting space. To the rear, the open-plan kitchen and dining area opens directly onto the garden, providing an excellent arrangement for indoor-outdoor living. This space has been thoughtfully designed, with the benefit of a large pantry and a cleverly concealed cloakroom.

Upstairs, the first floor provides three bedrooms. The principal bedroom includes an en suite and enjoys views across the countryside towards the sea. There is also a generous guest bedroom with views towards the surrounding hills and moorland, together with a third well-proportioned bedroom and a family bathroom.

The cottage is approached through a traditional wooden gate leading into an enclosed front garden, while the rear garden provides an attractive space for sitting out and connects naturally with the kitchen.







#### **LOCATION**

Surrounded by cliffs and moorland, Zennor provides access to some of the most dramatic stretches of the South West Coast Path, with a landscape of open countryside, hidden coves and far-reaching coastal scenery. The village is also well known for the story of the Mermaid of Zennor, commemorated by a carving within the church. There is a popular village pub, while a short drive away St Ives offers sandy beaches, a picturesque harbour and an excellent range of shops, cafés, bars and restaurants. Further west, Sennen is renowned for its beach and surfing.

#### **DISTANCES**

Gurnards Head Inn 1.8 Miles; St Ives 4.4 miles Penzance 7.5 Miles Mounts Bay 10 miles Mousehole 10.5 Miles Sennen 14.7 Miles Truro 29 Miles Newquay Airport 42 Miles

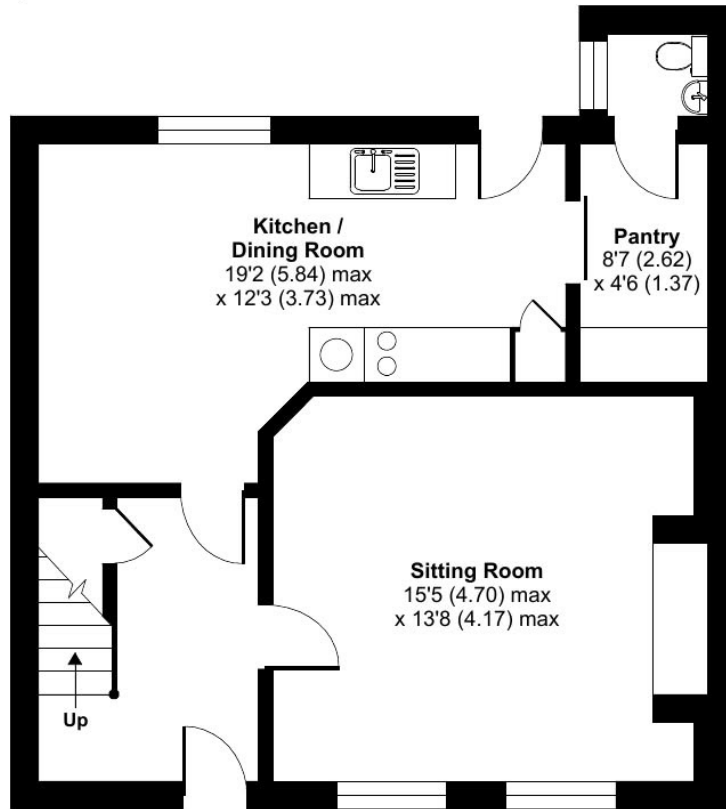
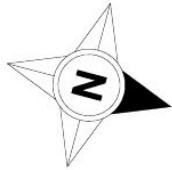




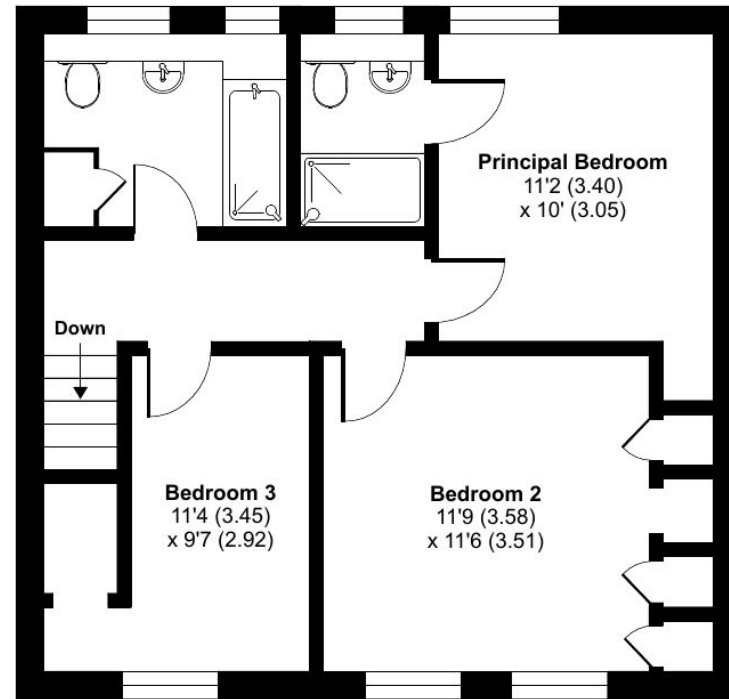
# Post Office Row, Zennor, St. Ives, TR26 3BY

Approximate Area = 1141 sq ft / 105.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





**Services:** Mains water & electricity. Private drainage. Aeroflow electric radiators.

**Directions: What3words:** Mains water & electricity. Private drainage. Electric central heating.

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