



Edge of St Just, TR19

£625,000



**ANDREW  
EXELBY**  
ESTATE AGENTS

## Edge of St Just, TR19

DETACHED THREE BED HOME \*\* ADDITIONAL ONE BED ANNEXE \*\*  
LARGE GARDENS \*\* PLENTY OF PARKING \*\* SOLAR PANELS





## DESCRIPTION

0m x 0m (0'0" x 0'0")

Most beautifully presented, and offering extensive accommodation and options, this versatile home with a detached annexe sits in spacious gardens that have been landscaped to maximise the outlook toward the coast and back to St Just.

Built in 2004, the main dwelling at Higher Chyoone Cottage is a sizeable home with various improvements having been added since the current owners bought it in 2016. On the ground floor are three spacious reception spaces; a fabulously social dining space with adjoining kitchen, a dual aspect sitting room with sea views and a woodburner, and a vaulted ceiling sun room with stunning built-in bookcases. Completing the offering downstairs is an entrance hallway, off which are a good size utility room and laundry, as well as a downstairs cloakroom/shower room.

To the first floor are three double bedrooms; the master being at the seaward end of the property with large, built-in wardrobes and elevated views to the coast, with views of St Just church. The second bedroom, at the opposite end of the house, has an ensuite shower room and a walk-in wardrobe space. Between the two larger bedrooms is a third double bedroom, a family bathroom, and two office spaces created in the eaves of the roof space.

Stepping across the gravelled parking area, there is a detached annexe building that is presented as a blank canvas for the next owners to do with what they will. The space



offers an incredible host of options; the main room would make a wonderful open-plan living space with vaulted ceilings and Velux rooflights - French doors lead out to a patio area. There is a double bedroom space, again with vaulted ceilings, and an ensuite shower room. There is an additional WC off the hallway, with storage options in the hallway also.

The grounds surrounding the properties have been landscaped by the current owners, and offer two good-size areas of lawn, a paved sun terrace with a central olive tree and a further block-paved patio space abutting the main property and enjoying the sea views. There is definitely scope here for private outside space to be created for the annexe building if desired as space here is not an issue.

## **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.

## **ENTRANCE HALL**

Tiled floor. Underfloor heating.



## KITCHEN/DINER

### KITCHEN

Dual aspect room with three timber, double glazed sash windows. Range of base and wall units with laminate worktops and stainless steel sink and drainer. Integrated dishwasher, built-in oven, grill and hob with extractor over. Tiled splashbacks. Tiled floor.

### DINING AREA

Timber sash window to rear. Inset shelving area to two corners. Timber floor. Radiator.

## UTILITY ROOM

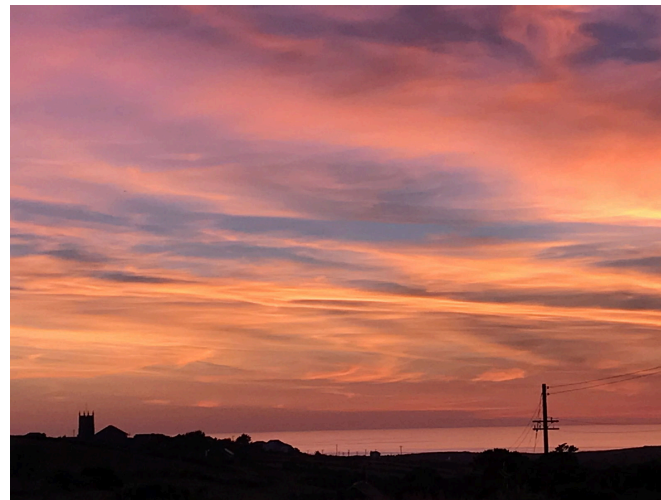
0m x 0m (0'0" x 0'0")

Range of base and wall units with laminate worktops. Space and plumbing for washing machine and dryer. Tiled floor. Underfloor heating. Radiator.

## DOWNSTAIRS CLOAKROOM/ SHOWER ROOM

0m x 0m (0'0" x 0'0")

Suite comprises of large shower enclosure with mixer shower and tiled surround, wash basin and WC. Heated towel rail. Timber, double glazed sash window (obscured). Tiled floor. Underfloor heating.



# St. Just, Penzance, TR19

Approximate Area = 1738 sq ft / 161.4 sq m

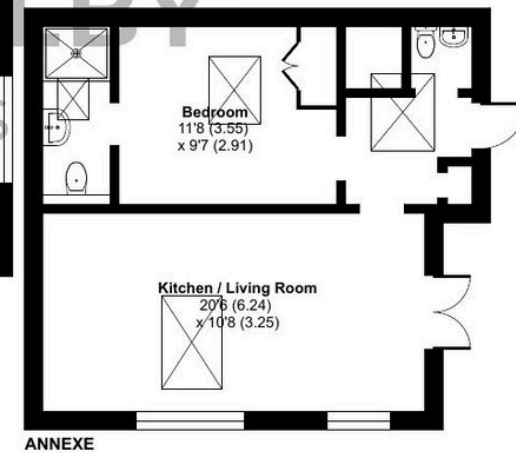
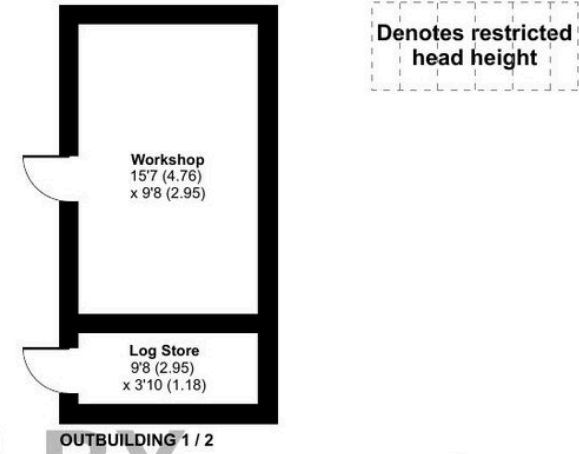
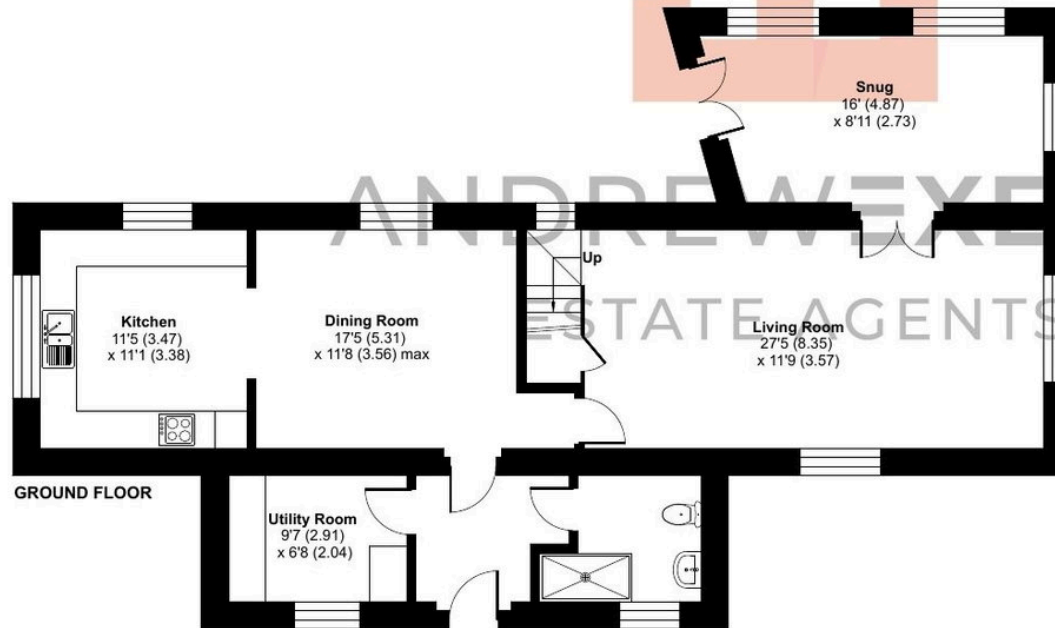
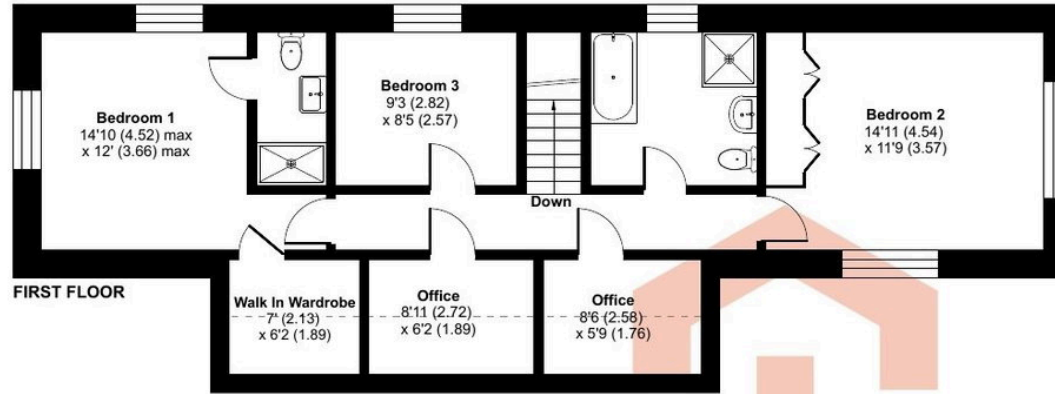
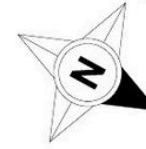
Limited Use Area(s) = 79 sq ft / 7.3 sq m

Annexe = 448 sq ft / 41.6 sq m

Outbuilding = 188 sq ft / 17.4 sq m

Total = 2453 sq ft / 227.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Andrew Exelby Estate Agents. REF: 1438597