



ANDREW
EXELBY
ESTATE AGENTS

Gulval, Penzance TR18

Guide Price £325,000

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DESCRIPTION

Offered to the market with NO ONWARD CHAIN is this two/three double bedroom character cottage that is nestled within the popular village of Gulval. This lovely cottage has been in the same family for many years and has just undergone complete modernisation to also include re-wiring and a new roof covering with a ten-year guarantee.

The property is warmed via a Biomass central heating system with accommodation that is arranged over two floors and briefly comprises of a living room with wood burning stove, sitting room, kitchen/breakfast room, utility area and WC to the ground floor with the two double bedrooms and bathroom to the first floor. Externally there is area of lawned garden with a variety of shrubs and bushes.

An early viewing is highly recommended to fully appreciate.

LOCATION

A vibrant community with active social groups and modern village hall along with being home to the popular Coldstreamer Inn, nearby Tremenheere Sculpture Gardens and Gulval Primary School. The village is set to the outskirts of Penzance which is the gateway to some of the most spectacular scenery that West Cornwall has to offer, including the famous Minack Theatre, Lands End and St Michael's Mount. The harbour and beaches offer a beautiful place to relax whilst also of interest is the Penzance promenade with it's open-air seawater lido 'The Jubilee Bathing Pool' that is one of the oldest surviving Art Deco swimming baths in the country. Sea links to the Isles of Scilly are available along with the mainline railway to London Paddington. The picturesque seaside town of St. Ives is approximately 15 minutes' drive and is home to the Tate Modern Gallery along with a plethora of bars, restaurants and shops.

uPVC double glazed door to...

ENTRANCE PORCH

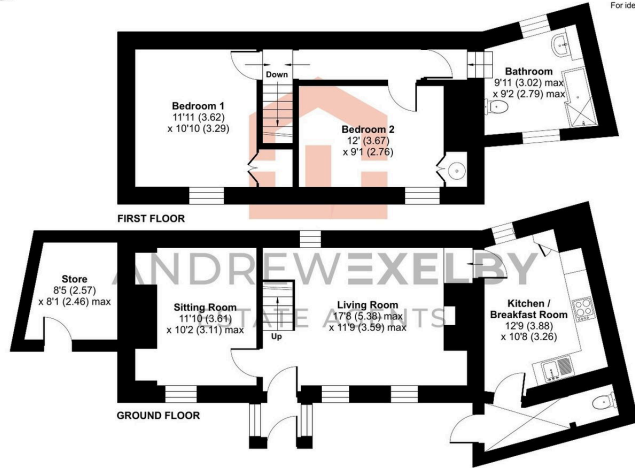
uPVC double glazed windows to side. Tiled flooring. uPVC part obscure glazed door to...



Gulval Cross, Gulval, Penzance, TR18

Approximate Area = 970 sq ft / 90.1 sq m
 Outbuilding = 61 sq ft / 5.6 sq m
 Total = 1031 sq ft / 95.7 sq m

For identification only - Not to scale



- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- MAJORITY UPVC DOUBLE GLAZING
- HAS UNDERGONE MODERNISATION THROUGHOUT
- MUST BE VIEWED TO BE APPRECIATED
- TWO/THREE DOUBLE BEDROOM DETACHED CHARACTER COTTAGE
- BIOMASS CENTRAL HEATING SYSTEM
- NEARBY PRIMARY SCHOOLING
- EPC RATING F31 / COUNCIL TAX BAND - C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2025. Produced for Andrew Exelby Estate Agents - REF: 138894

