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Morrab Road
Penzance

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Penzance

Penzance town centre 0.2 miles | St Ives 8 miles | Land's End 9.5 miles | Truro 29 miles | Newquay airport 42 miles | Plymouth 79 | Exeter (M5) 115 miles (Distances are approximate)

A substantial and beautifully extended four bedroom Victorian townhouse, offering approximately 1,850 sq ft of thoughtfully arranged accommodation and an enviable position between Morrab Botanical Gardens and Penlee Park.

This home perfectly combines the charm, proportions and individuality of a period townhouse with the convenience of modern living. The property has been thoughtfully extended to create additional living space whilst retaining the high ceilings, generous proportions and distinctive character associated with its Victorian origins.

Main reception room | Reception room two/study/guest room | Kitchen/dining room | Utility room | Shower room | Four bedrooms | Family bathroom | Separate WC | Enclosed rear patio garden with dining space | Front paviour garden

£625,000 Freehold



Property Introduction

Presented in excellent decorative order, this is a home that can be enjoyed from day one. Modern improvements sit comfortably alongside the property's period features, creating an appealing balance of character, style and practicality. A particular highlight is the large contemporary eat-in kitchen, which provides an impressive and sociable heart to the home. It offers plenty of space for family dining, entertaining and everyday life, whilst the modern finish complements the character of the surrounding accommodation. Arranged over three floors, the property provides four bedrooms together with spacious and versatile living accommodation. The thoughtful extension enhances the sense of space, while the combination of Victorian detailing, high ceilings and modern improvements gives the house a distinctive personality rarely found in more contemporary homes.

To the rear is a private patio-style garden, providing a sheltered and attractive outdoor space for relaxing, entertaining and alfresco dining. A dedicated sheltered dining area makes particularly good use of the garden and provides an inviting setting for outdoor meals and gatherings.

Location

An exceptional Penzance location is undoubtedly one of the property's greatest assets. Positioned between Morrab Botanical Gardens and Penlee Park, the house is ideally placed to enjoy two of

Penzance's finest green spaces. Morrab Botanical Gardens is renowned for its mature and sub-tropical planting, peaceful atmosphere and distinctive character, while Penlee Park offers extensive landscaped grounds and recreational space. The park is also home to Penlee House Gallery and Museum, an important cultural attraction celebrating the art, history and heritage of West Cornwall, including works associated with the Newlyn School.

The coast is equally accessible, Penzance seafront and the iconic Jubilee Pool are within easy reach, providing opportunities for swimming, coastal walks and enjoying the spectacular setting of Mount's Bay. Penzance town centre is also within comfortable walking distance, with its independent shops, cafés, restaurants, galleries and everyday amenities. The harbour and railway station are conveniently close by, further enhancing the property's appeal as both a permanent home and an ideal Cornish coastal retreat.

ACCOMMODATION COMPRISES

Period four panel wooden door, opening to:-

ENTRANCE PORCH

Chandelier, coat hanging rail, stained glass interior wooden door with lower two wooden panel opening to:-

HALLWAY

Stripped wooden floor boards radiator and access through to the living room, second reception/study/guest room and kitchen. Stairs rising to half landing and upper floors and further accommodation.

MAIN RECEPTION ROOM 17' 10" x 13' 10" (5.43m x 4.21m)

maximum measurements into bay

A light and bright bay windowed room with stripped wood flooring, feature fireplace with mantelpiece over and recesses to either side



with alcove shelving and storage. Coved ceiling and picture rail. Radiator.

RECEPTION ROOM TWO/STUDY/GUEST ROOM 11' 7" x 11' 7" (3.53m x 3.53m) plus recesses

Alcove storage shelving and cupboards. Coved ceiling and picture rail. Radiator and stripped floorboards. Door to:-

GROUND FLOOR SHOWER ROOM

Skylight window. Close coupled WC, vanity wash hand basin with drawers under and walk-in shower cubicle with splashboarding to walls. Heated towel rail and tiled floor.

KITCHEN/DINING ROOM 24' 4" x 12' 0" (7.41m x 3.65m)

maximum measurements

A stunning spacious, light and bright kitchen with a range of grey gloss wall and floor mounted units with corner pantry unit and worktop over incorporating stainless steel sink and drainer. Fitted microwave, five ring gas range cooker and oven with stainless steel

splashback and extractor over. Space for American style double fridge, wine fridge, tiled flooring and underfloor heating. Double doors to outside and opening leading to:-

UTILITY SPACE 15' 10" x 4' 6" (4.82m x 1.37m)

A light and bright space with window to dining area, double glazed hinged window overlooking the garden and two skylights. Two double height units, worktop with space for washing machine and tumble dryer below. Drawer unit and underfloor heating. Display shelving.

FIRST FLOOR REAR LANDING

Radiator and spotlights. Stairs up to front landing and panelled doors off to family bathroom, separate WC and:-

BEDROOM FOUR 12' 10" x 9' 2" (3.91m x 2.79m)

Stripped wood flooring and feature fireplace, sash window with side aspect over side return.

BATHROOM

Bath, wash hand basin with drawers below and shower cubicle. Tiled

walls, heated towel rail and sash window with rear garden aspect.

Double door storage cupboard.

SEPARATE WC

Low level WC, tiled walls and sash window to rear aspect.

FIRST FLOOR FRONT LANDING

Carpeted with stain glass loft hatch access, chandelier and turned period banister. Panelled doors off to:-

PRINCIPAL BEDROOM ONE 18' 3" x 17' 6" (5.56m x 5.33m)

maximum measurements into bay

A generous light and bright room occupying the full house width with stripped wooden flooring. Bay window and separate sash front facing window. Built-in quadruple wardrobes and radiator with radiator cover.

Coved ceiling and picture rail.

BEDROOM TWO 11' 7" x 11' 6" (3.53m x 3.50m)

Stripped wood floorboards, sash window with rear aspect, picture rail and radiator.

SECOND FLOOR

Accessed from the front landing:-

BEDROOM THREE 18' 5" x 10' 4" (5.61m x 3.15m) plus large window recess

Encompassing the entire loft space with stripped and painted wooden floors and eaves storage. Front facing sash window and two radiators.

OUTSIDE FRONT

The front garden is enclosed by a low wall and is laid with paviour bricks with a flower bed border. A feature tiled pathway leads to the front door. Pedestrian gate to the pavement.

OUTSIDE REAR

A super enclosed and private space with a feature glazed and covered patio outside the kitchen double patio doors. Tiled steps down to an alfresco cooking space with outside tap. Rear patio style garden with raised planted beds, palm tree and a useful storage shed. Pedestrian gate to rear alley and through to vehicle access.

SERVICES

Services, mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'D'.

DIRECTIONS

From the A30, follow signs for Penzance and continue into the town centre. At the main approach and after Penzance bus station, follow signs towards the Seafront/Promenade. Continue towards the harbour and pass over Ross Bridge, with the sea on your left. Continue along the Promenade, passing along Penzance the seafront and past the Jubilee Pool. Approximately halfway along the Promenade at the corner of the Queens Hotel, turn right into Morrab Road. Continue along Morrab Road up the hill, passing over the level crossing and past Morrab Garden's lower entrance on your right and before Penlee House Gallery and Museum and Penlee Park. The property will be found on the right-hand side. If using What3words:- hammocks.sculpture.headset





MAP's Top reasons to view this home

- Four bedroom Victorian townhouse
- Approximately 1,850 sq ft of accommodation
- Thoughtfully extended
- Perfect blend of period charm and modern living
- Large modern eat-in kitchen
- Generous and versatile living accommodation
- Private rear patio garden
- Sheltered outdoor dining area
- Close to Penzance seafront and the Art Deco outdoor Jubilee Pool
- Situated between Morrab Botanical Gardens and Penlee Park

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01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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