



- 3 Bedroom Cottage
- Popular Boscaswell Terrace in Pendeen
- Front and Rear Gardens
- Views Across Fields to the Sea
- Storage Shed and Workshop with Power
- Double Glazed Throughout
- Flexible with Potential to Improve
- EPC - E

Description

South-facing and well-proportioned, this traditional, granite cottage sits back from the coast road linking St Just, Pendeen, and St Ives.

Approached across a front garden area, that is currently a blank canvas for someone, the front door leads you in to an entrance hallway. On the right is a living room with exposed beams and a window to the front, meaning this room is fantastically light.

Off the hallway in the other direction, takes you through a galley kitchen to a rear hallway and dining room that holds much potential. The dining room has exposed beams and two windows looking coast-ward. This area would suit being converted to a more practical kitchen/utility area with direct access to the rear garden - lots of exciting potential!

The stairs lead up and around to two double bedrooms at the front, the smaller of which has a built-in wardrobe - both are good-size bedrooms. Off the top of the stairs, a step up and then down takes you to the rear bedroom and bathroom.

The third bedroom is very characterful with a sloped ceiling towards the window which enjoys fantastic views towards the sea. Across the rear landing is the family bathroom - also enjoying views over fields and beyond to the coast.

Outside at the rear is a hardstanding garden area with three sheds; one granite-built, one block-built and a timber shed for good measure. Both the granite and block sheds have mains power, with the quirky granite one having plumbing also.

The property would benefit from some updating but holds massive potential to create a very appealing and characterful family home in one of Pendeen's more popular south-facing terraces.

Location

Situated on a popular terrace backing on to fields, this home sits within an easy walk of Pendeen's shop, pubs, and facilities.

Pendeen is a fantastic village with a strong community spirit and much to offer residents. The area has a strong history linked to mining and is in the Cornish Mining World Heritage Site. The village offers a convenience shop, several pubs, a primary school, and various eateries within easy reach.

There is also the Centre of Pendeen; a brilliant resource that is well-used by locals for activities, markets, and



festivities. Pendeen is a short walk to the rugged and wild West Cornwall coast.

Ground Floor

Entrance Hall - 5' 11" x 2' 8" (1.81m x 0.83m) uPVC double glazed door. Carpet.

Living Room - 11' 10" x 10' 11" (3.63m x 3.34m) Exposed beams. uPVC double glazed window to front with window seat. Carpet. Night storage heater. Electric fire.

Kitchen - 11' 11" x 4' 0" (3.65m x 1.24m) Galley kitchen with exposed beams and understairs storage area. Base and wall units with stainless steel sink and drainer. Cooker point. Tiled splashback and laminate worktops. uPVC double glazed window to front. Carpet.

Dining Room - 8' 3" x 14' 9" (2.52m x 4.5m) Exposed beams, two uPVC double glazed windows to rear with window seats and distant sea view. Night storage heater. Laminate flooring.

Rear Hallway - 8' 2" x 3' 3" (2.5m x 1m) Laminate flooring. uPVC double glazed door leads to rear garden.



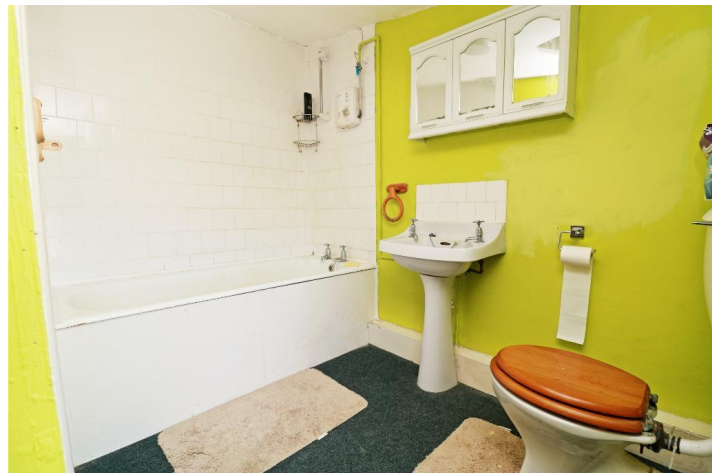
First Floor

Bedroom 1 - 11' 9" x 8' 2" (3.6m x 2.5m) Double bedroom with uPVC double glazed window to front with window seat. Carpet.

Bedroom 2 - 8' 0" x 9' 3" (2.45m x 2.82m) Double bedroom with built-in wardrobe. uPVC double glazed window to front with window seat.

Bedroom 3 - 8' 3" x 9' 10" (2.52m x 3.02m) Double bedroom with sloped ceiling and uPVC double glazed window to rear with view across field to the sea. Night storage heater. Carpet.

Bathroom - 8' 3" x 5' 6" (2.52m x 1.7m) suite includes bath with electric shower over, basin and WC. uPVC double glazed window to rear with view toward coast. Carpet.



Exterior

Front Garden - Timber gate and concrete pathway leads to front door, with flower bed areas to the border and in the centre. Granite wall to the front.

Rear Garden - Hardstanding courtyard garden with three sheds and double gates to access lane at rear.

Granite Shed - 6' 5" x 5' 8" (1.98m x 1.75m) Granite built shed with mains power, plumbing and window. Currently houses washing machine and dryer.

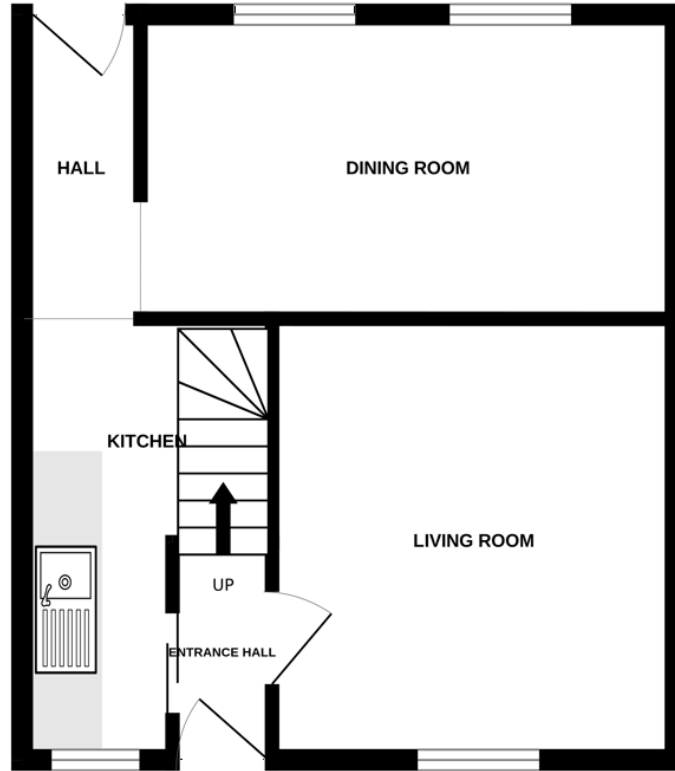


Block-built shed/workshop - 10' 9" x 4' 11" (3.3m x 1.5m) Workshop/shed space with mains power and window.

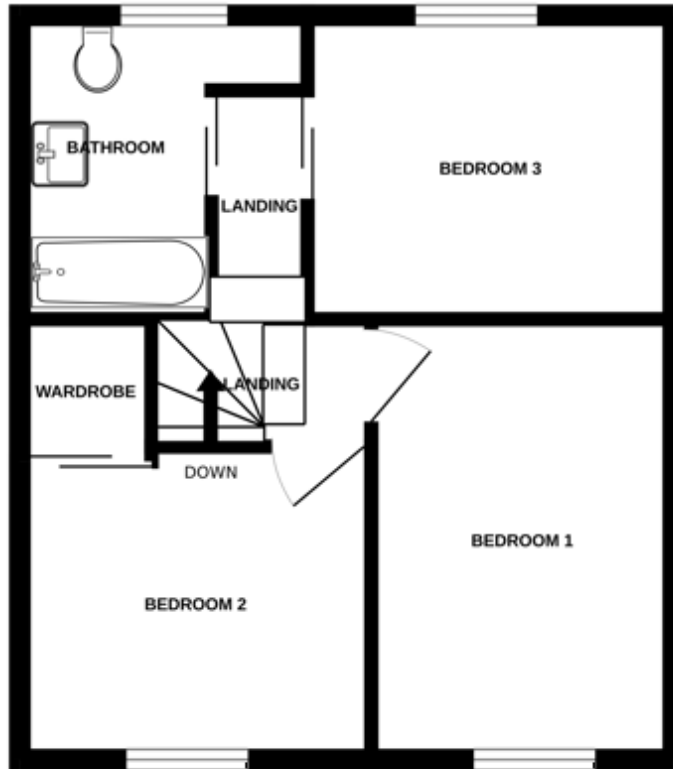
Timber Shed -



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		90 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		