



- Grade II Listed, Georgian Residence
- Parking For Two Cars with EV Charging
- Five Bedrooms, plus Attic/Studio Space
- Peaceful, Desirable Location
- Mains Gas Central Heating
- Views to Morrab Gardens & Coast
- Accommodation Over Five Floors
- EPC - E

Description

Offered to the market with NO ONWARD CHAIN is this truly magnificent double fronted Grade II listed property. Once the home to a former local Lord this lovely home has now undergone sympathetic modernisation throughout by the current vendors and now offers light, bright and comfortable accommodation over the five floors. Furthermore, the property benefits from an attractive low maintenance fore garden, parking bay for two vehicles with EV charge point along with lovely views over Morrab Gardens to the fishing village of Newlyn from the upper floors.

The home is warmed via a gas central heating system with accommodation in brief comprising bedroom, day room/store, utility room and shower room to the lower ground floor; two double bedrooms, music room and bathroom to the ground floor; sitting room, dining room, kitchen, breakfast room and WC to the first floor; principal bedroom with interconnecting dressing room, office/bedroom and shower room to the second floor along with the full width light and airy attic studio space that offers some lovely views to Mounts Bay and across to Newlyn to the third floor.

This well appointed property must be viewed to be fully appreciated so an early inspection is highly recommended.

Location

This lovely home is situated within a stones throw of the delightful Morrab Gardens and is all but a level walk to Penzance's famous promenade with the landmark art deco Jubilee lido swimming pool just a few yards further. The town itself is easily accessible and offers an extensive range of leisure, educational and commercial facilities as well as a mix of cafes, restaurants, bars and galleries. The bus and main line railway station, providing a direct link to London Paddington is approximately half mile distant.

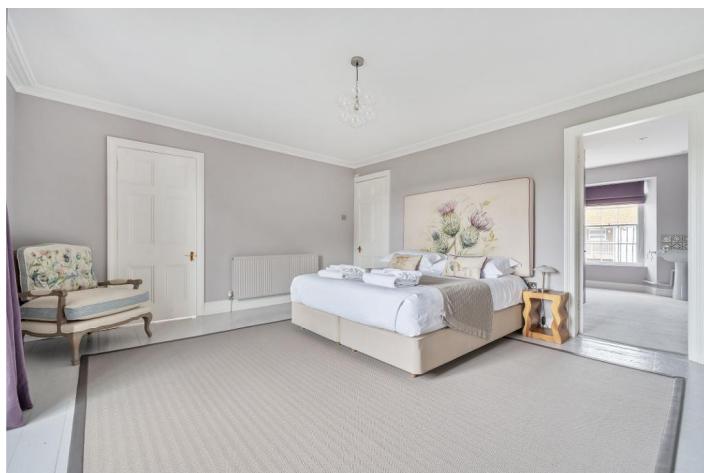
Ground Floor

Entrance Vestibule - Inner glazed door to...

Entrance Hallway - Stairs rise to first floor. Stairs descend to lower ground floor. Door to rear vestibule. Radiator. Doors to...

Music Room - 13' 3" x 12' 11" (4.06m x 3.96m) Wooden sash window to front with wooden shutters. Feature fireplace (not working) with attractive surrounds and mantle along with a slate hearth. Radiator.

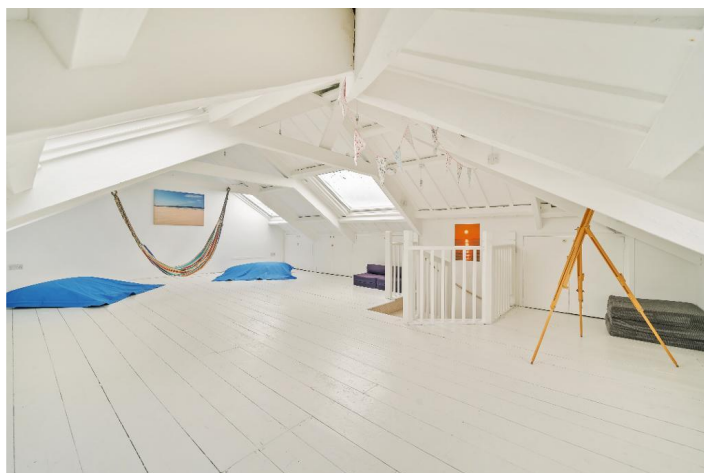
Bedroom Four - 14' 2" x 10' 11" (4.34m x 3.35m) Wooden sash window to front with wooden shutters. Painted wooden floorboards. Two recessed arched alcoves with



shelving and cupboard space beneath. Radiator.

Bedroom Three - 13' 3" x 12' 11" (4.06m x 3.94m) Wooden sash window to rear with wooden shutters. Painted wooden floorboards. Radiator.

Bathroom - 11' 6" x 8' 9" (3.51m x 2.67m) Wooden sash window to rear with wooden shutters. Double shower cubicle with mains fed shower over and tiled surrounds. Panelled bath. Close coupled WC. Pedestal wash hand basin. Painted wooden floorboards. Radiator. Wall mounted heated towel rail.



First Floor

Landing - Stairs rise from ground floor to a half landing with access to WC. Further stairs rise to first floor landing. Stairs rise to second floor. Radiator. Doors to...

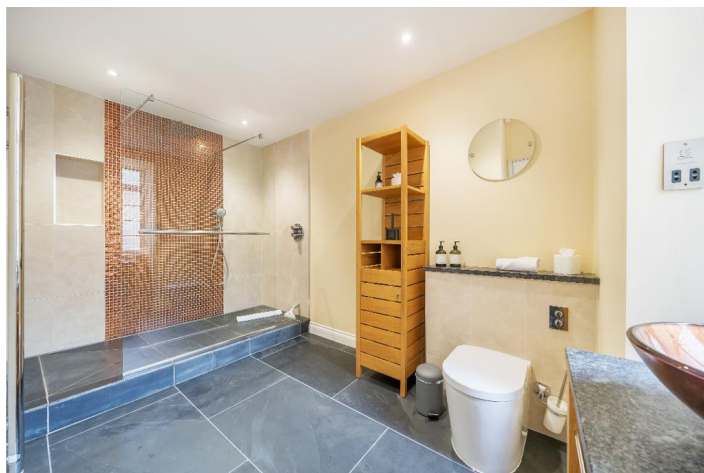
WC - 8' 2" x 6' 2" (2.49m x 1.88m) Wooden sash window to rear. Low level WC with hidden cistern. Pedestal wash hand basin. Storage cupboard. Further cupboard housing gas condensing boiler. Recessed spotlights. Radiator.

Breakfast Room - 11' 6" x 8' 5" (3.51m x 2.57m) Wooden sash window to rear. Dresser with cupboards and shelving. Recessed arched alcoves with shelving and cupboard space beneath. Attractive wooden floorboards. Radiator.



Kitchen - 13' 1" x 11' 6" (4.01m x 3.51m) Wooden sash window to rear. Polished granite worktops with inset one and a half bowl sink with cupboards and drawers beneath. Integral dishwasher. Gas Aga with extractor housing unit over with cupboards to either side. Further space for American style fridge freezer. Attractive wooden floorboards. Recessed spotlights. Space saving radiator.

Dining Room - 14' 2" x 12' 2" (4.32m x 3.71m) Wooden sash window to front with a view to Morrab Gardens. Two arched recessed alcoves with shelving and cupboard space. Attractive wooden floorboards. Radiator. Bi-fold doors open to sitting room.



Sitting Room - 16' 11" x 14' 2" (5.16m x 4.32m) Wooden sash window to front again enjoying a view to Morrab Gardens. Feature fireplace (not used) with attractive surrounds along with a slate hearth. Attractive wooden floor boards. Two radiators.

Second Floor

Bedroom Two - 14' 4" x 12' 0" (4.37m x 3.68m) Wooden sash window to front with a view to the fishing village of Newlyn over Morrab Gardens. Feature fireplace (not used) with wooden surround and mantle along with a slate hearth. Storage cupboard. Painted wooden floorboards. Radiator. Inter-connecting door to bedroom one.



Bedroom One - 16' 9" x 14' 4" (5.13m x 4.37m) Wooden sash window to front enjoying the aforementioned view. Feature fireplace (not used) with attractive tiled inlays, wooden surround and mantle along with a slate hearth. Painted wooden floorboards. Radiator. Inter-connecting door to bedroom two. Further door to...

Dressing Room - 13' 5" x 11' 5" (4.09m x 3.48m) Measured at maximum.

Wooden sash window to rear. A range of cupboards offering hanging and folding space for clothing. Pedestal wash hand basin. Under stair storage cupboard. Recessed spotlights. Radiator. Door to landing.

Shower Room - 11' 1" x 8' 7" (3.38m x 2.62m) Wooden sash window to rear. Walk-in double shower with mains fed shower over incorporating waterfall shower. Feature fireplace (not in use). Close coupled WC. Pedestal wash hand basin. Storage cupboard. Tiled flooring. Wall mounted heated towel rail. Radiator.

Converted Attic

Attic/Studio Space - 26' 6" x 18' 4" (8.08m x 5.61m) Measured at maximum.

A lovely light and airy space with three skylight roof windows that offer views over rooftops to the surrounds of Penzance and across to the fishing village of Newlyn. Two dormer windows offering far reaching views to Mounts Bay, Penzance and Newlyn. Plentiful eaves storage space. Vaulted timber ceilings. Two radiators.

Lower Ground Floor

Hallway - Hallway with slate flooring. Storage cupboard. Radiator. Doors to...

Utility Room - 12' 2" x 10' 11" (3.73m x 3.35m) Wooden sash window to rear. Wooden worksurfaces with inset sink. Inset electric induction hob with electric oven beneath. Spaces for washing machine/tumble dryer/dishwasher and fridge/freezer. Cupboards and drawers below. Pantry cupboard. Slate flooring. Recessed spotlights. Radiator.

Bedroom - 17' 1" x 13' 8" (5.21m x 4.17m) Measured at maximum.

Wooden sash window to front with deep sill and wooden shutters. Slate flooring. Radiator.

Shower Room - 11' 3" x 6' 10" (3.43m x 2.11m) Wooden obscure glazed windows to rear. Full width walk-in shower with tiled flooring. Low level WC with hidden cistern. Freestanding circular wash hand basin. Wall mounted heated towel rail. Slate flooring.

Store - 12' 9" x 11' 3" (3.91m x 3.45m) Measured at maximum.

Wooden door to front with small window to side giving access to the front garden via granite steps. Slate flooring. Radiator.

Rear Vestibule - Wooden obscure glazed window to rear. Wooden doors to courtyard.

Exterior

Front Garden - Metal pedestrian gate with meandering central pathway to the property. Riven style patio paved seating areas. Planted borders with mature shrubs, trees and herb bushes. Steps descend to lower ground floor store.

Rear Yard/Parking - Parking for two good size vehicles with EV charge point. Metal steps rise to the rear entrance vestibule. Metal side gate with steps down to a lower courtyard area with access to an external shower and drying area.

Agents Notes - SERVICES - Mains electric, gas, water and drainage.

COUNCIL TAX BAND - D

LOCAL AUTHORITY - Cornwall County Council

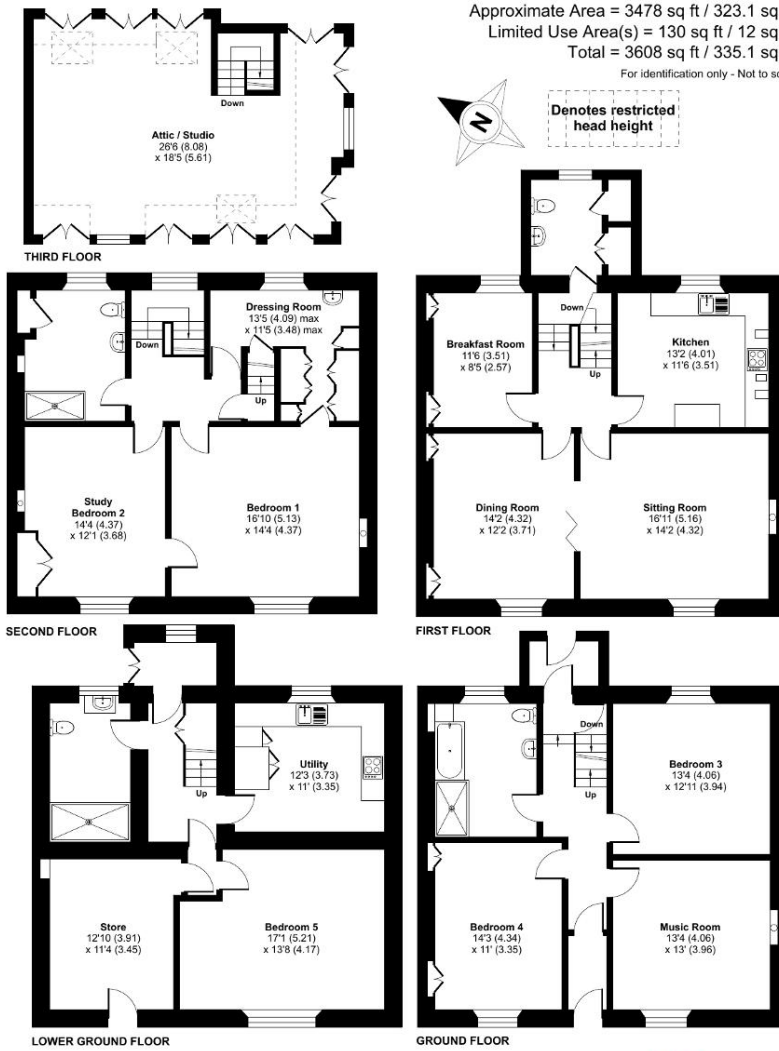
TENURE - Freehold





St. Marys Terrace, Penzance, TR18

Approximate Area = 3478 sq ft / 323.1 sq m
 Limited Use Area(s) = 130 sq ft / 12 sq m
 Total = 3608 sq ft / 335.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Whitlocks sales & lettings. REF: 1028035

