



The Pines

The Pines

Lamorna, Penzance, Cornwall, TR19 6BQ

Marazion 10 miles - Lands End 8.5 miles - Porthcurno 6.5 miles

An impressive stone fronted single storey residence offering far reaching views over West Cornwall.

- Four Bedrooms (One En-Suite)
- Far Reaching Countryside Views
- Private Courtyards
- Summer House
- Freehold
- Mature Garden
- Double Garage
- Utility
- Study
- Council Tax Band D

Guide Price £765,000

SITUATION

The Pines is situated in a stunning area of open countryside just a mile from the picturesque hamlet of Larmorna Cove. This small rural hamlet is situated a step back from rugged cliffs at Lamorna Cove, an area renowned as an enclave for artists and artisans of the post-impressionist period.

Lamorna valley and cove is one of the most beautiful parts of Cornwall beloved by many for its rugged and dramatic scenery. The wooded valley that leads to the cove is dotted with beautiful granite properties including the Lamorna Wink public house.

Five miles west of Penzance, Lamorna is renowned for the artists of the Arts and Crafts movements working in the area during the first quarter of the twentieth century; and retains this artistic tradition with many artists working in the area which was largely inspired by the quality of light and the lovely wooded valley and stream that flows down to rugged Lamorna Cove.

Nearby villages of Mousehole and St Buryan offer primary schools and village shops, whilst Penzance offers greater shopping, college, secondary schools and health facilities and the important main line train link to London Paddington. St Ives with further artistic interest, notably the Tate Gallery and Barbara Hepworth Studios is approximately twelve miles and the Cathedral City of Truro is approximately thirty miles. There are abundant local opportunities for beach sports, equestrian pursuits and of course wonderful walking on the Cornish coastal footpath.



DESCRIPTION

The Pines is set amidst an extensive lawned garden with an established collection of small trees, shrubs, and perennials. A further two private and low maintenance courtyards are accessed from the rear of the property giving year round interest.

The property is characterised by its generously proportioned receptions rooms with large windows bringing the garden and rolling countryside into view.

The Pines comprises three incredibly spacious double bedrooms with master en-suite with far reaching views of the front garden and rolling countryside beyond. A smaller single bedroom or study with independent access to a well maintained south facing rear courtyard is also accessed of the main corridor. A notable feature of The Pines is its impressive dual aspect sitting room enjoying the same views across the countryside as the three bedrooms.

The property's well appointed, triple aspect kitchen and dining area are at the heart of the house with an extensive range of base level and high line pantry cupboards complete with centre island and sliding doors leading to both the properties private courtyards. Leading from the kitchen is the usefully utility and plant room, supporting the properties impressive modern heating facilities. A contemporary family bathroom, WC, well-proportioned entrance hall and conservatory complete the properties accommodation.

The property benefits from ample parking and attached double garage with electric door.

SERVICES

Mains Electric, Water, and Private Drainage.
Solar panels and photovoltaics on the roof.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Follow the A30 until you reach Penzance. Take the B3311 toward Newlyn and continue on toward Lamorna.

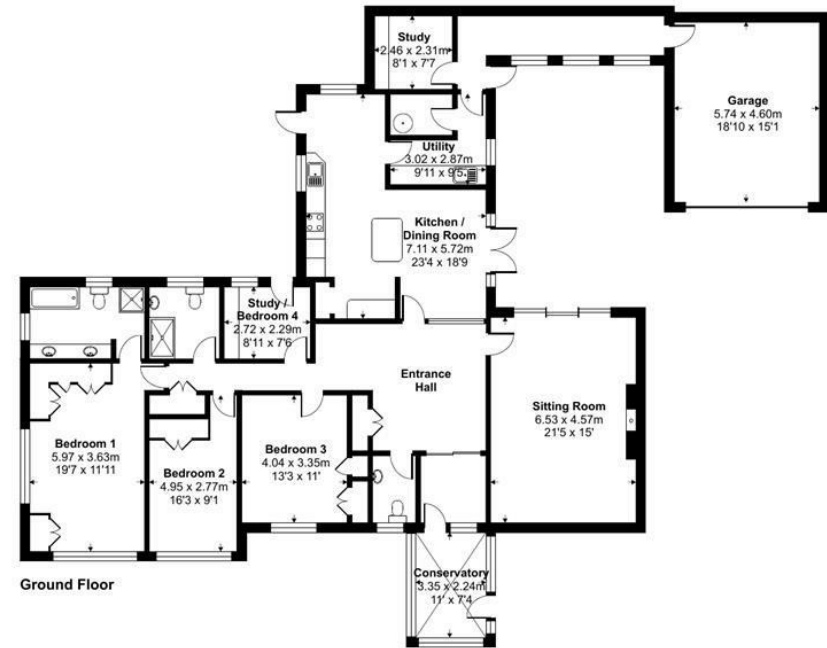
Pass the turning for Lamorna Cove and continue until you see the turning for Tregunnow Farm. Take this left and The Pines will be evident on your right hand side after a short distance down this lane.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2218 sq ft / 206 sq m
 Garage = 285 sq ft / 26.4 sq m
 Total = 2503 sq ft / 232.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	73
England & Wales		EU Directive 2002/91/EC	

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