



Chyryn



Chyryn St. Pirans Way

Perranuthnoe, Penzance, Cornwall, TR20 9NJ

Penzance - 5.8 Miles Praa Sands - 3.8 Miles Marazion - 1.7 Miles

Situated in the heart of Perranuthnoe is this immaculately presented 4 bedroom detached family home with annexe which enjoys superb sea and rural views.

- Sea Views
- Rear Enclosed Gardens
- Currently 5* Holiday Let
- Elevated Position
- Annexe
- 4 Bedrooms (incl 1 Bed Annexe)
- Coastal Village Location
- Beautifully Presented

Guide Price £795,000

SITUATION

Perranuthnoe is a picturesque village situated beside the sandy Perran Sands beach on the east side of Mounts Bay.

The village is a short drive from the A30, allowing swift and convenient road access whilst still remaining un-spoilt from holiday traffic.

The stretch of coast around Perranuthnoe takes in some of the county's best beaches, including Praa Sands, the traditional fishing villages of Mousehole and Porthleven, as well as the historic port of Penzance, with St Michaels Mount sitting just offshore.

The coastline to the east is a mix of secluded coves, wonderful cliff walks and wide beaches and it is no coincidence that so many of Cornwall finest artists have based themselves around its westernmost peninsula.



THE PROPERTY

A superbly positioned detached 4 bedroom family home and annexe situated on a residential no-through road with an elevated position providing panoramic views over the sea, and the surrounding coastline.

The property offers great flexibility, with either fully integrated 4 bedroom accommodation, a self-contained one bedroom annexe or holiday let with open plan living space and private balcony.

Off the entrance hall you will find a large modern open plan kitchen/dining room with sea views to the front and garden and country views to the rear, and a double aspect large sitting room with sliding doors opening to a sun patio to the front with sea views.

The first floor offers two large double bedrooms and a single bedroom all with fabulous sea views, large family bathroom and landing with access to the annexe if required.

OUTSIDE

Set to the front of the property is a sunny open plan garden with a large expanse of lawn edged with mature flowerbeds and a delightful mixture of shrubs, a sunny patio and ornamental pond with views of the church and countryside beyond. A recently laid driveway provides ample parking for several cars.

To the rear of the property is a private garden edged with trees, hedging and again flowers and shrubs. The garden backs onto farmland adding to the attraction of the property.

ANNEXE

A recently converted addition to the property offers a beautifully appointed one bedroom accommodation set over two floors, with stunning coastal views from all rooms and the large balcony. Access can be gained via the entrance hallway on the ground floor and or the first floor access off the landing.

This annexe is currently run as a very successful 5 star holiday let. Income figures available on request.

SERVICES

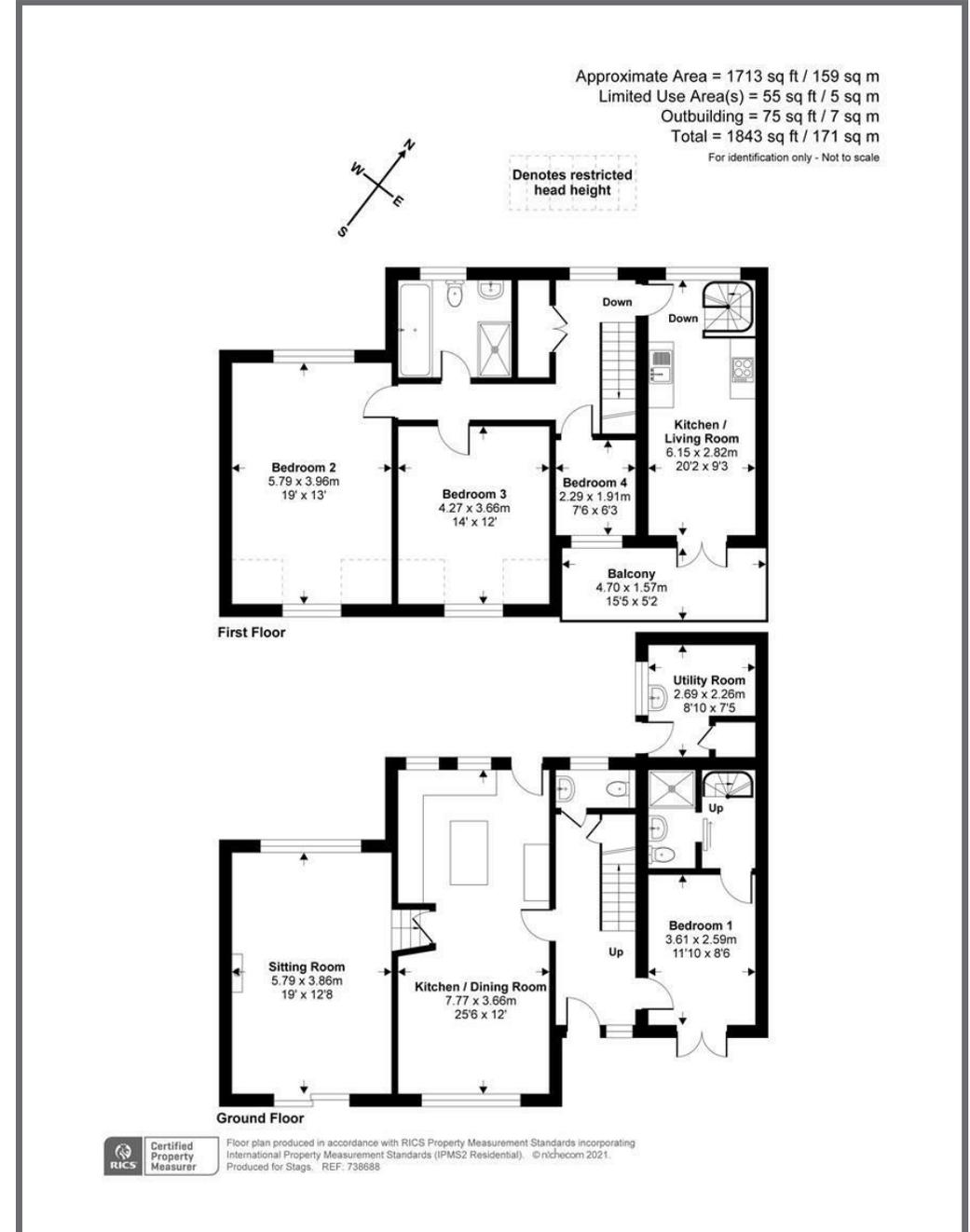
Mains water, electric and drainage. Oil fired central heating.

DIRECTIONS

From the A394 proceed to the village of Perranuthnoe, on entering the village take the turning for St.Pirans Way which is the first left. Chyryn is on the left hand side (no.3)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London