




ROHRS & ROWE

Pendrea Cottage
Gulval
Penzance
Cornwall
TR18 3LU

- Attractive period residence
- 3 floors of accommodation
- Impressive 22 X 12'8 kitchen/
living room
- Attractive sitting room
- Master bedroom
- 2 further bedrooms (1 ensuite)
- Self contained 1 bedroom
annexe
- Generous raised terrace ideal
for entertaining
- Spacious garage / store area
- Additional music room / games
room
- Court yard area with ample off
road parking
- EPC E
- Council Tax Band D



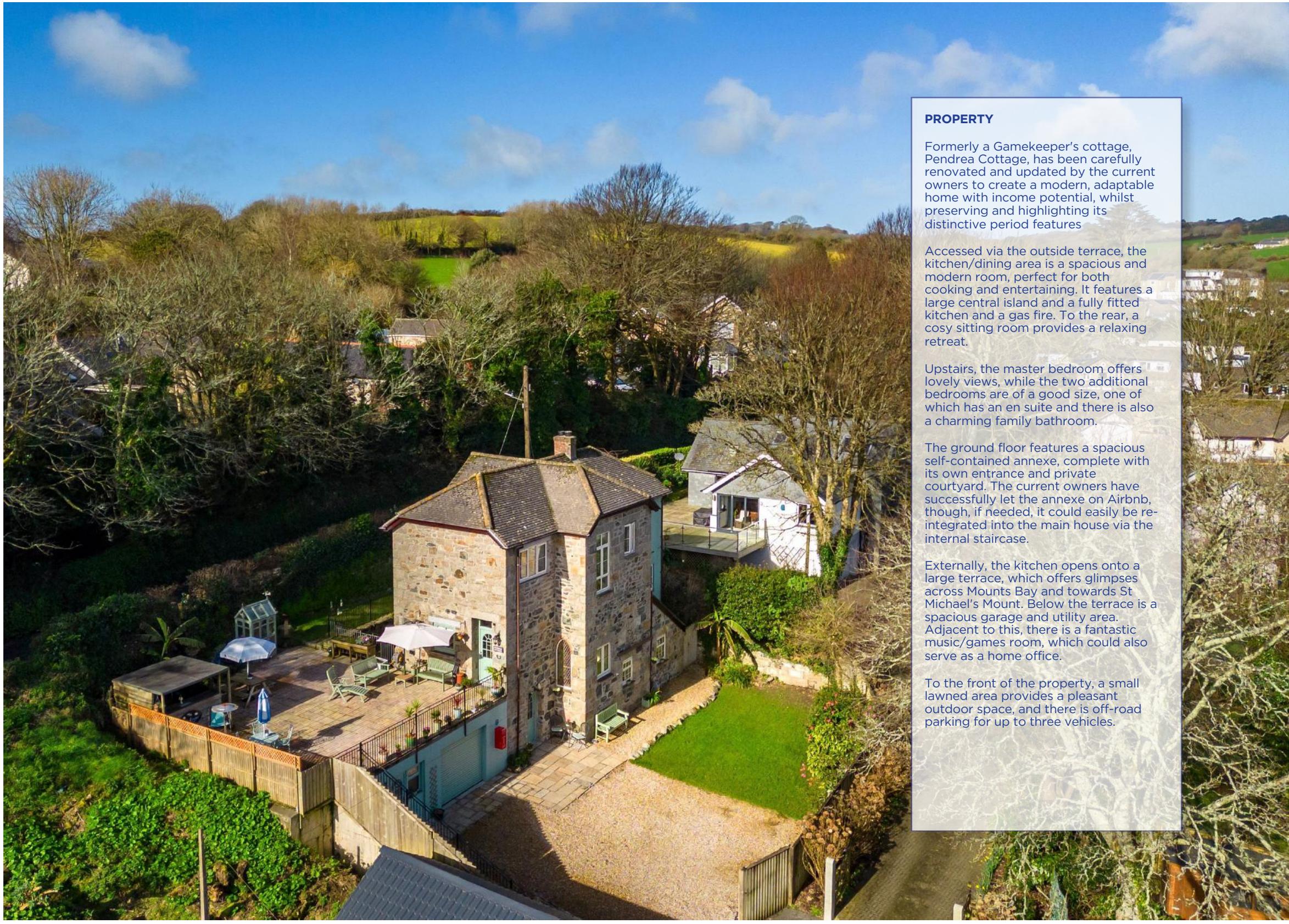
ROHRS & ROWE





A UNIQUE AND CHARACTERFUL FORMER GAMEKEEPER'S COTTAGE WITH VERY ADAPTABLE ACCOMMODATION SET OVER 3 FLOORS, THE GROUND FLOOR CURRENTLY OFFERING A SELF CONTAINED 1-BEDROOM ANNEXE.





PROPERTY

Formerly a Gamekeeper's cottage, Pendrea Cottage, has been carefully renovated and updated by the current owners to create a modern, adaptable home with income potential, whilst preserving and highlighting its distinctive period features

Accessed via the outside terrace, the kitchen/dining area is a spacious and modern room, perfect for both cooking and entertaining. It features a large central island and a fully fitted kitchen and a gas fire. To the rear, a cosy sitting room provides a relaxing retreat.

Upstairs, the master bedroom offers lovely views, while the two additional bedrooms are of a good size, one of which has an en suite and there is also a charming family bathroom.

The ground floor features a spacious self-contained annexe, complete with its own entrance and private courtyard. The current owners have successfully let the annexe on Airbnb, though, if needed, it could easily be re-integrated into the main house via the internal staircase.

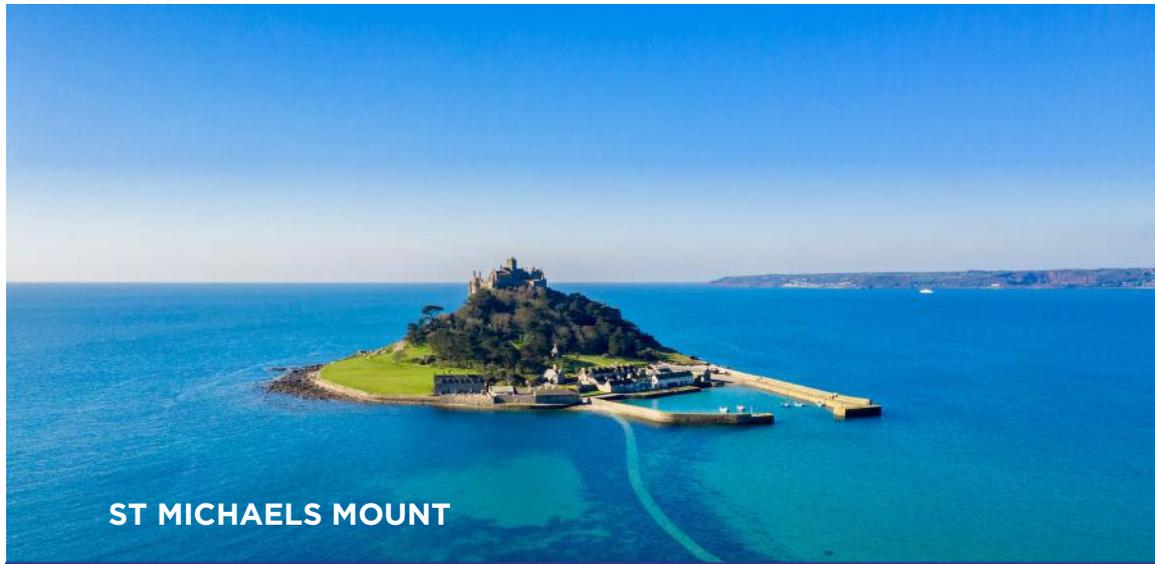
Externally, the kitchen opens onto a large terrace, which offers glimpses across Mounts Bay and towards St Michael's Mount. Below the terrace is a spacious garage and utility area. Adjacent to this, there is a fantastic music/games room, which could also serve as a home office.

To the front of the property, a small lawned area provides a pleasant outdoor space, and there is off-road parking for up to three vehicles.





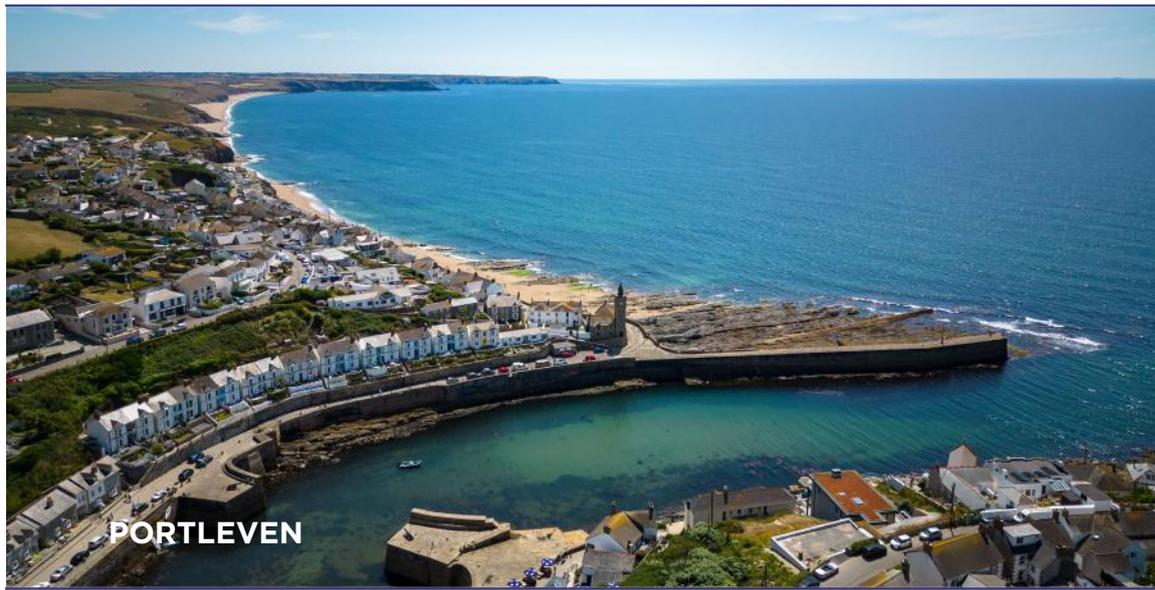
PENDREA
COTTAGE



ST MICHAELS MOUNT



ST IVES



PORTLEVEN



MOUSEHOLE

LOCATION

Penzance is a charming town on the south-facing shores of Mounts Bay with the seafront vista dominated by the iconic St Michaels Mount. Along the Promenade is the outdoor Art Deco Jubilee pool. There are regular ferries and helicopter flights to the Isles of Scilly. The town offers shops, cafes and restaurants along with a variety of charming Georgian buildings as well as the stunning sub-tropical Morrab Gardens and Penlee Park.

A short distance away is the fishing port of Newlyn, famous for its School of Art. A little further along is the beautiful village of Mousehole. St Ives is a major attraction with its stunning beaches, independent boutique shops, Tate gallery and restaurants.

DISTANCES

Penzance 1 Mile • Newlyn 1.5 Miles • Mousehole 3.75 Miles • Marazion (St Michaels Mount) 5.5 Miles • Falmouth 28 Miles • Truro 27 Miles • Newquay Airport 41 Miles





Pendrea Cottage, Gulval, Penzance, TR18 3LU

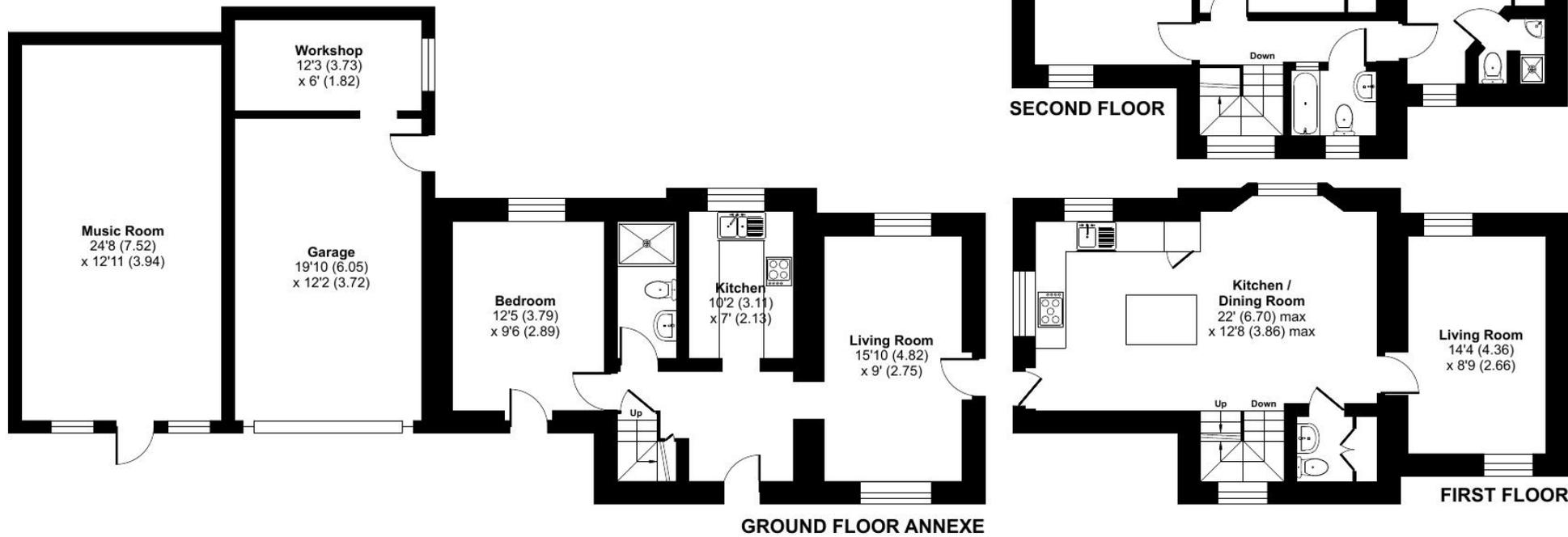
Approximate Area = 1524 sq ft / 141.5 sq m

Garage = 321 sq ft / 29.8 sq m

Outbuilding = 320 sq ft / 29.7 sq m

Total = 2165 sq ft / 201 sq m

For identification only - Not to scale





Services: Mains water, gas, electricity & drainage. Gas central heating

Directions: What3words: escorting.mutual.bubble

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