

Rohrs & Rowe

Beacon Place Station Approach, Victoria, PL26 8LG

Tel: 01872 306360

Email: [info@rohrsandrowe.co.uk](mailto:info@rohrsandrowe.co.uk)



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## Maytrees Perran Downs, Goldsithney, TR20 9HQ

Guide price £650,000

A beautifully modernised 3/4-bedroom home offering flexible living in a private and picturesque semi-rural setting.

Maytrees sits within a private plot within Perran Downs, just a short distance from the charming village of Goldsithney. The property has been tastefully modernised and updated, offering spacious accommodation in a lovely, secluded setting.

On the ground floor, the kitchen/dining area is bright, well-maintained, and generously proportioned, flowing seamlessly into the large conservatory. This, in turn, opens onto a wooden terrace, an ideal spot for soaking up the sun or entertaining guests. Adjacent to the conservatory is a spacious sitting room, which could easily be repurposed as a home office or as an additional bedroom to complement the two further ground-floor bedrooms (1 en suite). Also on this level is a useful utility room and a beautifully appointed family bathroom. Recently updated, the bathroom features stylish modern tiling throughout, a luxurious free-standing bath, and an extra-large walk-in shower with contemporary fittings.

Upstairs features a superb 27'6" x 16'6" living room with vaulted ceilings and Velux windows, flooding the space with natural light and creating a perfect area for relaxation or entertaining. This room provides access to a balcony that enjoys far-reaching rural views. Beside this is the impressive master bedroom offering generous proportions, vaulted ceilings and an en suite.

Outside, the gardens are spacious and private, with a large lawned area to the rear that extends around the side of the property. Mature trees line the boundaries, offering excellent privacy. To the front, there is a well-sized detached garage and a gravelled driveway providing ample parking for up to four vehicles.





## Location

Maytrees sits on the edge of Goldsithney, a charming and historic village offering a quintessential Cornish lifestyle. Goldsithney is renowned for its characterful granite cottages, thriving local amenities, and a strong sense of community. The village boasts two popular traditional pubs, a well-regarded primary school, village stores, and a post office. This welcoming community sits conveniently between the market town of Penzance and the picturesque harbour of Porthleven, providing the perfect blend of rural tranquillity and coastal accessibility. Praa Sands beach is just a few minutes away by car, offering excellent surfing, coastal walks, and family-friendly seaside fun. Excellent transport links via the A394 ensure easy access to nearby towns, with Penzance railway station providing direct services to London Paddington.

Nearby 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.

## Distances

Prussia Cove: 1.8 Miles • Perranuthnoe: 2 Miles • Praa Sands Beach: 3 Miles • Marazion 3.5 Miles • Porthleven: 6.5 Miles • Penzance: 7 Miles • Helston: 8 Miles • St Ives: 10 Miles



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Energy A	Energy A	CO <sub>2</sub> 10	CO <sub>2</sub> 10
Energy B	Energy B	CO <sub>2</sub> 20	CO <sub>2</sub> 20
Energy C	Energy C	CO <sub>2</sub> 30	CO <sub>2</sub> 30
Energy D	Energy D	CO <sub>2</sub> 40	CO <sub>2</sub> 40
Energy E	Energy E	CO <sub>2</sub> 50	CO <sub>2</sub> 50
Energy F	Energy F	CO <sub>2</sub> 60	CO <sub>2</sub> 60
Energy G	Energy G	CO <sub>2</sub> 70	CO <sub>2</sub> 70



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