



ROHRS & ROWE

Ennis Cottage
Sancreed
Penzance
TR20 8QW

- Charming 3 bedroom period cottage
- Tastefully updated and modernised by the current owners
- Immaculately presented
- Spacious 28' x 14'1" living/dining room with inglenook fireplaces
- Beautiful kitchen / breakfast room
- Master bedroom en suite and 2 further bedrooms
- Garden room
- Detached studio (19'9 x 16'5)
- Additional outbuildings
- Circa 1/3 acre of beautifully landscaped south-facing gardens
- EPC E
- Council Tax Band E



ROHRS & ROWE



A CHARMING AND SYMPATHETICALLY UPDATED 3 BEDROOM CHARACTER COTTAGE SET IN A BEAUTIFUL, IDYLIC AND PEACEFUL LOCATION WITH A STUNNING SOUTH FACING GARDEN AND SEPARATE STUDIO SPACE





Ennis Cottage has been lovingly and sympathetically updated by the current owners to provide stylish, light-filled, and modern accommodation, whilst retaining the unique character and charm the cottage enjoys. This is immediately evident in the spacious and bright living/dining room with two feature inglenook fireplaces, one with a statement Dik Geurts wood-burning stove, complementing the contemporary styling and décor. Adjacent to this is the kitchen/breakfast room where modern shaker-style units contrast beautifully with the traditional flagstone flooring and sash windows. Beyond the kitchen lies a beautiful garden room which is a valuable additional reception space offering direct access to the garden. A separate utility room and a convenient WC complete the ground floor.

Upstairs, the modern and stylish décor continues most notably in the principal bedroom which benefits from an en suite bathroom. There are two further generously sized bedrooms on this level along with a contemporary shower room. Outside, a substantial studio space measuring approximately 19'9" x 16'5" sits above the double garage. Featuring vaulted ceilings and exposed beams, this room is currently arranged as an attractive additional bedroom and working from home space but offers potential for a variety of uses. In addition, there is a further attached outbuilding, currently used for storage, which presents scope for development (subject to any necessary planning consents).

The gardens are a standout feature of Ennis Cottage. South-facing and extending to approximately one-third of an acre, they are beautifully planted and offer a high degree of privacy and seclusion — a perfect setting in which to relax and enjoy the sun. In addition to the double garage, there is ample driveway parking for three or more vehicles.







ST MICHAELS MOUNT



ST IVES



SENNEN COVE

LOCATION

Sancreed is a very pretty village set just inland from Penzance with all the shopping facilities that the town offers as well as a mainline railway station to London Paddington and flights to the Isles of Scilly. Penzance is a charming and vibrant 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 fantastic outdoor Art Deco Jubilee pool. The town offers a host of independent shops, cafes and restaurants along with a variety of charming Georgian buildings as well as the stunning subtropical 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.





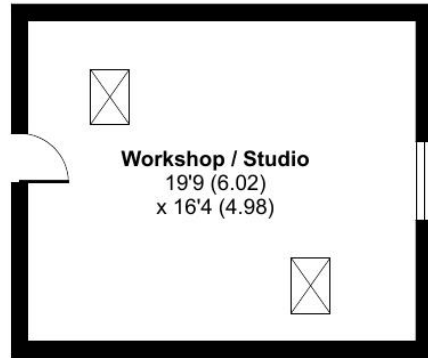
Ennis Cottage, Sancreed, Penzance, TR20 8QW

Approximate Area = 1887 sq ft / 175 sq m (includes garage)

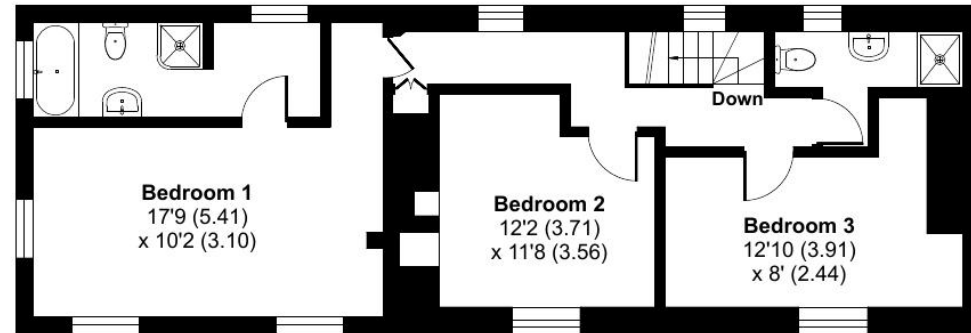
Outbuilding = 532 sq ft / 49.4 sq m

Total = 2419 sq ft / 225 sq m

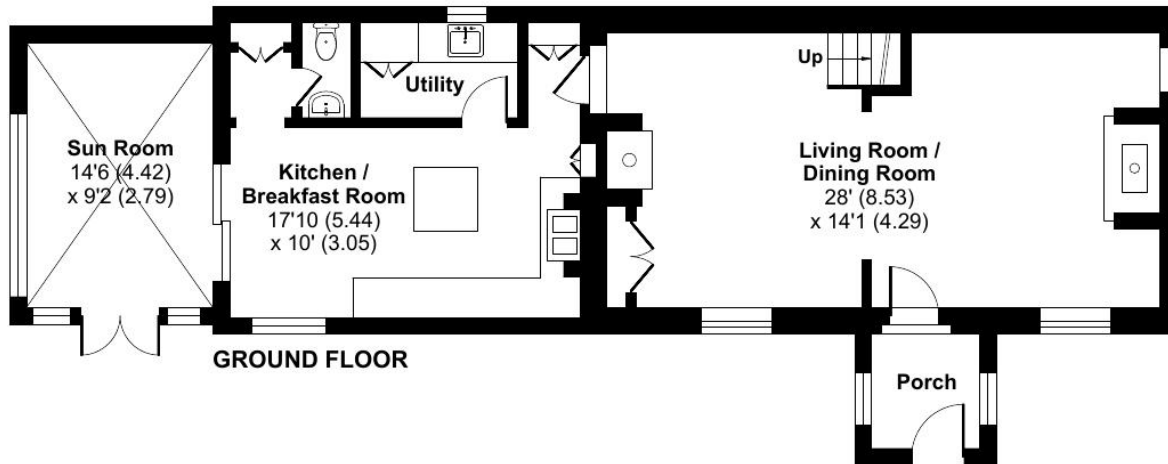
For identification only - Not to scale



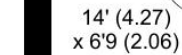
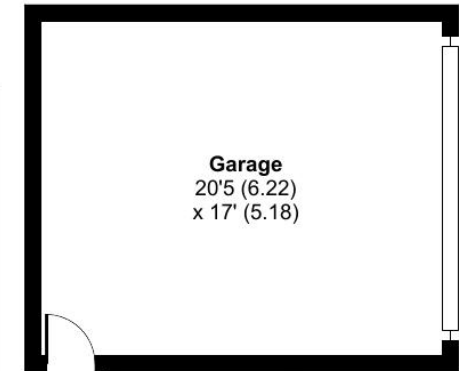
OUTBUILDING 2



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1



Services: Mains water & electricity. Oil fired central heating. Private drainage.

Directions: What3words: ///animated.removals.product

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

