



£650,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

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Sarah's Cottage Well Lane

TR19 6XJ

£650,000

KEY FEATURES

- Tenure: Freehold
- Heating: LPG Central Heating
- Glazing: Fully Double Glazed
- Services: Mains Electric, Water, and Drainage are connected.
- Council Tax: Band E
- EPC - F (31 66)
- A Unique Renovation Opportunity in a Privileged Coastal Setting
- Breathtaking, panoramic coastal views
- Area of Outstanding Natural Beauty
- There is a Foot Path that runs along the side of the Land the garage sits on

DIRECTIONS

From Newlyn ascend Chywoone Hill (this is the main, steep road that bypasses Mousehole Harbour) on the B3315. Continue passing Sheffield and approximately 2 mile past Paul. Look for the well-signposted left turn onto the smaller road marked for Lamorna Cove. Descend to the Cove: Prior to The Wink turn right onto Well Lane Turn left and follow this narrow lane. The road will wind steeply up to the cottage. which is situated on the left. The detached garage is located a few meters further up on the right. Please drive carefully and be prepared to use passing places.



Sarah's Cottage is a rare and truly exceptional offering to the market. Situated in a privileged position along the rugged and dramatic coastline of the South Penwith Peninsula, this single-storey detached home provides a once-in-a-lifetime chance to create a bespoke residence in one of Cornwall's most sought-after locations. The property boasts truly breathtaking, panoramic coastal views that must be seen to be fully appreciated.

While the cottage requires a comprehensive scheme of care and attention, it possesses the inherent charm to be converted back into a fabulous family home or an inspired coastal retreat. This is a unique purchase for buyers seeking a project that delivers unparalleled returns in lifestyle and location.

The single-storey dwelling offers well-proportioned, traditional accommodation ripe for reconfiguration. The current internal layout comprises: Two generous reception rooms, two bedrooms, a kitchen, a bathroom with separate WC, a pantry, and a front and rear porch.

The flexible internal space allows the incoming owner to completely re-imagine the living environment, tailoring it exactly to their needs while capitalising on the spectacular outlook.

A paved balcony maximizes the enjoyment of those coastal views, and the sloping garden underscores the proximity to the cove. Further enhancing the property is a detached garage, offering parking or valuable storage/workshop space. This is also set in garden offering even more opportunity for landscaping or external enjoyment.

