



St Levan

Chain Free £415,000



Alma House School Hill  
St Levan  
TR19 6LP

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## KEY FEATURES

- FREEHOLD
- DETACHED FAMILY HOME
- GARDENS & PARKING
- RECENTLY REFURBISHED
- WELL PRESENTED
- EPC - C (78 100)
- AIR SOURCE HEAT PUMP
- SOLAR PANELS
- LARGE CONSERVATORY
- COUNCIL TAX BAND D

## DIRECTIONS

From Penzance proceed in a westerly direction on the A30 towards Sennen turning off the road, signposted St Buryan and Porthcurno. Continue on this road - the B3283 leading onto B3315 passing the turning down to Porthcurno. At the war memorial turn right onto School Hill where Alma House is situated on the left as identified by our 'For Sale' board.

*This property has been sympathetically restored and maintained by the current owners who have enjoyed living here for the past decade. A double fronted light and airy house situated in the village of St Levan in an 'Area of Outstanding Natural Beauty' and just a short distance from the picturesque coves and beaches of Penberth, Porthcurno, Porthgwarra and Nanjizal. The property comprises a lounge, kitchen/dining room with Range cooker, dishwasher and multi-fuel stove, and large conservatory on the ground floor. Two double bedrooms and a bathroom on the first floor. An attic room (with restricted head height) with an en suite bathroom and stunning rural views. To the side of the property is a beautiful garden with a range of mature shrubs and plants. Opposite the house is parking for several vehicles, a vegetable plot and a shed.*

**TENURE:** Freehold **\*\*\* SERVICES:** Mains electric and water. Drainage via Septic Tank **\*\*\* HEATING:** Air Source Heat Pump which runs from the Solar Panels. St Levan is a tranquil village and sits just 1 mile from Porthcurno. St Buryan and Sennen offer a range of amenities each approximately 2.5 miles distant.

