



GROUND FLOOR  
APPROX. FLOOR  
AREA 558 SQ. FT.  
(52.0 SQ. M.)



Pendeen

£340,000



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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Atlanta Boscaswell Downs  
Pendeen  
TR19 7EE

£340,000

## KEY FEATURES

- Detached House
- Immaculately Presented
- Ample Parking
- Electric Heating
- Sea Views
- EPC D
- Garden

## DIRECTIONS

From Penzance proceed in a westerly direction and take the A3071 toward St. Just. Continue through Newbridge and take a right turn signposted Pendeen. At the crossroads turn left onto the B3306. Turn right onto Boscaswell Road prior to the village store and right again onto Leat Road where Atlanta is situated on the right.



*A detached ex-miner's cottage which was extended and completely renovated in 2014 is offered for sale in immaculate order throughout. The well proportioned accommodation comprises of a kitchen / diner and separate lounge on the ground floor. On the first floor there are 3 bedrooms and a family bathroom. The property boasts ample parking, garden and sea views.*

*Pendeen is situated on the rugged north coast of the Penwith peninsula between Lands End and St Ives. The village has a famous light house and ample access to the South West coastal footpath. A primary school, general store and public house are available within the village and more extensive range of amenities can be found in the former mining town of St Just a short distance away.*

## KITCHEN



## DINING AREA



## LOUNGE



## BATHROOM



## MASTER BEDROOM



## LOG BURNER



## VIEW FROM BEDROOMS



## PARKING

