

Approx Gross Internal Area  
61 sq m / 656 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft

First Floor  
Approx 26 sq m / 283 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Canonstown

Offers In The Region Of  
£180,000



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.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569



4 The Green Market, Penzance, Cornwall, TR18 2SH T: 01736 363816 E:mail@prhpenzance.co.uk

Coach House Cottage  
Canonstown  
TR27 6LU

Offers In The Region Of £180,000

## KEY FEATURES

- Freehold Character Cottage
- Off Street Parking
- Garden
- Open Plan Living Room
- 2 Bedrooms, Utility Room & Bathroom
- EPC E (52-88)
- Mains Gas & Electric
- Gas Central Heating
- Ofcom suggest standard broadband is available at the property and mobile coverage is limited

## DIRECTIONS

Take the A30 to Canonstown. Turn right signposted Rosevidney. Then take the first left where The Coach House is situated at the far end of the terrace of cottages.

*A quirky characterful two bedroom cottage situated between Penzance & St. Ives in the hamlet of Canonstown, tucked away from roads but within easy access to the A30. This delightful cottage was converted in 2001 from a former coach house to the adjacent Moorgrove House. The Grade II Listed building dates back to the 1850's with an attractive slate hung front elevation and retained character features with beamed ceilings, wood sliding sash windows which are double glazed and the modern addition of gas central heating throughout.*

*This property offers the perfect retreat and benefits from ample parking and an enclosed front garden. The open plan living accommodation on the ground floor has a light and airy feel with french doors opening onto the garden, whilst the bedrooms have views over surrounding countryside.*

*Despite its quiet setting, the cottage is within easy reach of the towns of Penzance and Hayle, offering a variety of shops, restaurants, and local amenities.*

*AGENTS NOTE: For Sale on behalf of a corporate client therefore we have limited knowledge of the property and therefore it may not be possible to provide answers to some questions.*

