



Elm Cottage Crowlas, TR20 8DS

£340,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Elm Cottage

- FOUR/FIVE BEDROOM CHARACTER RESIDENCE
- BEAMED CEILINGS
- POPULAR CORNISH VILLAGE
- IMPRESSIVE FIREPLACE
- GARDENS & PATIO
- DRIVEWAY & GARAGE
- FREEHOLD
- COUNCIL TAX D
- EPC D56

Situated fronting the A30, in the Cornish village of Crowlas close to Penzance is this spacious, 4/5 bedroom character residence. The property, which benefits from double glazing and mains gas central heating, is in need of updating and modernisation to realise its full potential. Character features include the impressive fireplace with local stone facade and beamed ceilings.

In brief, the accommodation comprises a hall, dining room, kitchen, lounge, rear hall, study/bedroom five and completing the ground floor a W.C. On the first floor is a bathroom and four bedrooms.

To the outside there is a parking area and the rear garden is laid mainly to lawn, has a patio area and a useful shed. A driveway leads to a double garage.

The village of Crowlas itself boasts a local shop and a post office. A well regarded primary school can be found in the nearby village of Ludgvan. More extensive amenities including national stores, cinema, leisure centre, secondary schooling and national rail links to London and the north can be found in the town of Penzance.

THE ACCOMMODATION COMPRIMSES (DIMENSIONS APPROX)







DOOR TO

HALL

With stairs to the first floor, door to the lounge and door to
**DINING ROOM 15'9" x 9'6" (narrowing to 8'6") (4.80m x 2.90m
(narrowing to 2.59m))**

With an outlook to the front and having a beamed ceiling.
There is a door to the rear hall and double doors to

**KITCHEN 13'3" x 8'9" (plus door recess) (4.04m x 2.67m (plus
door recess))**

A dual aspect room with an outlook to the side and French
doors opening onto the rear patio. The kitchen area
comprises of working top surfaces incorporating a sink unit
with drainer and mixer tap over, cupboards and drawers
under and wall cupboards over. There is a built-in gas hob,
double oven and space for fridge, dishwasher and
microwave. The room houses the boiler.

**LOUNGE 15'9" x 12'9" (narrowing to 12'6" minus door recesses
(4.80m x 3.89m (narrowing to 3.81m minus door recesses))**

A dual aspect room with an outlook to the front and side.
There is a beamed ceiling and an impressive fireplace with
local stone surround acting as a focal point for the room.

REAR HALL

With a door to the dining room, access to an understairs
cupboard, doors to W.C., garage, outside and door to

**STUDY/BEDROOM 5 10' x 9' (plus alcove) (3.05m x 2.74m
(plus alcove))**

Outlook to the rear.

W.C.

Comprising of a low level W.C. and wall mounted wash basin.
There is a frosted window to the side.

STAIRS AND LANDING

With access to the loft and an outlook to the side.

BEDROOM ONE 15' (narrowing to 13'6") x 10'3" (4.57m

(narrowing to 4.11m) x 3.12m)

A dual aspect room with outlook to both sides. Built-in cupboards and access to eaves storage with skylights. Door to

EN SUITE

Comprising of low level W.C., bidet, wall mounted wash basin and a shower cubicle. There is a frosted window to the side.

BEDROOM TWO 16'3" x 9' (4.95m x 2.74m)

A dual aspect room with outlook to the front and rear and having a pedestal wash hand basin.

BEDROOM THREE 11'6" x 7'6" (3.51m x 2.29m)

Outlook to the front and having an array of built-in wardrobes. There is a hand basin installed in one of the cupboards.

BEDROOM FOUR (plus door recess) 6'6" x 5'9" ((plus door recess) 1.98m x 1.75m)

Built-in cupboards and an outlook to the front.

BATHROOM

Comprising a bath, with shower over, pedestal wash basin and a close coupled W.C. There is a heated towel rail, frosted window to the rear and a built-in airing cupboard.

OUTSIDE

To the front of the property there is a small wall enclosed area, whilst to the side a driveway provides parking and leads to a double garage. There is also off road parking for several vehicles. The rear garden is mainly laid to lawn, has a patio area from which French doors open onto from the kitchen and there is useful shed.

SERVICES

Mains electricity, water, gas and drainage.

AGENTS NOTE ONE

Viewers should be aware that there is a hole in the back garden at the end of the driveway and should therefore take care.





AGENT NOTE TWO

We are advised that planning permission in principle for between 3 and 7 dwellings has been granted to the side and rear of the property. Full details can be found on the Cornwall Council Planning Portal using the reference number PA23108224.

COUNCIL TAX

Council Tax Band D.

DIRECTIONS

WHAT3WORDS - goodness.digested.beak

DATE DETAILS PREPARED.

26th November 2025.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchases. Lease details, service charge (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange or contracts.



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