

LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Weekly advertising update

21st November 2024



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THE CORNWALL ESTATE AGENT



Tregony, Nr. Truro

A delightful former farmhouse set within gardens and grounds of approximately 1.4 acres

A delightful, 6 bedroomed detached former farmhouse believed to be of 18th Century origin with later additions, offering extensive well proportioned and immaculately presented accommodation in an acutely sought after and accessible location set at the end of a long gated driveway, including a large open fronted carport plus workshop. Enjoying truly spectacular, very far reaching southerly views across miles of undulating countryside. Set within delightful gardens and grounds of approximately 1.4 acres.

Offers around £1,500,000

Council Tax Band G

EPC F37

Freehold

Sole Agent



Penhallow, Nr. Truro

Within easy reach of the north Cornish coastline

A beautiful and impeccably presented Grade II Listed detached vicarage providing flexible 6 bedroomed accommodation within gardens and grounds of approximately 2 acres with long driveway, parking and the benefit of a detached coach house which has been converted into a detached, 3 bedroom contemporary living space. A rare opportunity of the highest quality within easy reach of the north Cornish coastline, Cornwall Airport Newquay and the cathedral city of Truro.

Offers around £1,850,000

Small Business Rates

EPC E39

Freehold

Sole Agent



Probus, Nr. Truro

Ready for immediate occupation - Part exchange considered

Set within an exclusive private, gated new development, a truly superb contemporary reverse level detached family home, comprising 4 double bedrooms, all with lavishly appointed en-suites and dressing rooms along with an excellent open-plan kitchen/dining/living room with an exceptional 'Torben Schmidt' kitchen. With almost a full elevation of glass to maximise the beautiful and tranquil countryside views over the landscaped enclosed, south east facing garden which borders a meandering stream.

Offers around £1,100,000

Council Tax Band F

EPC B87

Freehold

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Penhallow, Nr. Truro

Country house between Truro and the north Cornish coast

Found in a quiet, private and peaceful semi rural setting between Truro and the north Cornish coast at St Agnes and Perranporth, boasting extensive gardens and grounds of around 1½ acres. A beautifully presented, much improved detached 5 bedroomed, 2 bath/shower roomed detached family home.

Arranged as a 3 bedroomed house and 2 bedroomed integral annex, with an array of modern outbuildings and extensive gardens. To be sold with no onward chain and ready for immediate occupation.

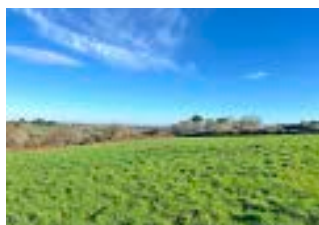
£900,000

Council Tax Band F

EPC E43

Freehold

Sole Agent



Rural outskirts of Stithians, Nr. Truro

Preliminary announcement of sale - Open House - Saturday 23rd November at 1:30pm until 3:00pm

A detached, 3 bedroomed granite farmhouse in need of significant and comprehensive refurbishment in beautiful gardens and grounds of circa 6½ acres with fantastic countryside views. Offering huge potential to enhance with a detached 60ft x 15ft derelict granite barn and a further granite outbuilding all set in a blissful rural setting. Just moments from the popular village of Stithians and conveniently situated within easy reach of the cathedral city of Truro and the seaside town of Falmouth.

£595,000

Council Tax Band D

EPC F21

Freehold

Sole Agent



Croft handy, St Day

Exemplary brand new home in a convenient rural position

Finished to an exacting standard with high quality fitment, boasting spacious and naturally light living accommodation, 4 double bedrooms and 2 bath/shower rooms. Driveway parking, a detached double garage and landscaped south facing lawned rear garden.

£750,000

Band TBC

EPC Awaited

Freehold

Sole Agent

Penelewey, Feock

Near the creeks and sailing waters of the Fal Estuary

Privately nestled in a highly desirable and exclusive sylvan close, a much improved, large detached family home in gardens extending to about ½ an acre. Offering well proportioned accommodation in large landscaped gardens.

Guide £875,000

Band G

EPC D57

Freehold

Sole Agent



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Tregony, Nr. Truro

Located in the heart of the village

A fantastic opportunity to acquire a beautiful, recently refurbished and extended non-Listed 4 bedroomed period home with 3 bath/shower rooms and 4 fantastic versatile reception rooms. Over 2,700sq.ft. of stunning tastefully decorated accommodation, perfect for families.

Guide £650,000 Band E EPC D58 Freehold Sole Agent



Mullion, Nr. Helston

An Edwardian house with sea views

An imposing detached gentleman's house, requiring thorough renovation, a short walk from the beach. Circa 2,850sq.ft. of accommodation. 5 bedrooms and double garaging, standing privately in gardens of about 0.34 of an acre.

NOW £795,000 Band F EPC F37 Freehold Sole Agent



St Martin-in-Meneage, South of the Helford River

To be sold on behalf of executors to close an estate

A rare opportunity to acquire a particularly fine, Grade II Listed Georgian village house dating to circa 1752, offering great scope for improvement/refurbishment. Occupying a mature garden plot of 1/2 an acre abutting surrounding countryside.

£650,000 Band G EPC F26 Freehold Sole Agent



Carlyon Bay

Well presented family home near beach and coastal golf course

A beautifully spacious detached 4 bedroomed, 3 bathroomed family home on a popular residential road in the highly sought after coastal area of Carlyon Bay. Offering plenty of off-street parking, garaging and a private south facing rear garden.

NOW £725,000 Band F EPC D68 Freehold Sole Agent



Porthallow, St Keverne, Nr. Helston

In one of Cornwall's most tranquil and unspoilt seaside villages

A characterful coastal cottage the last of a picturesque terrace of three former fishermen's cottages with magnificent first floor balcony enjoying mesmerising views. 3 bedroomed accommodation with lovely private side garden.

NOW £499,950 Band D EPC F36 Freehold Sole Agent



St Mawes - Roseland Peninsula

An extended modernised bungalow with sea and creek views

A 4 bedroomed, 2 bathroomed detached split level bungalow with plentiful parking, garage and gardens in an end of close position. Close to the harbour and beaches with views over Falmouth Bay.

£695,000 Band D EPC E54 Freehold Sole Agent





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Mitchell Hill, Truro

Occupying one of the most convenient locations in central Truro

A beautifully presented 3 bedroomed, 3 reception roomed mid-terrace house with courtyard garden and elevated sitting out balcony with elevated views of the city. Occupying a convenient location in central Truro, only a short walk away from amenities.

O/O £295,000 Band B EPC D60 Freehold Sole Agent



Truro - towards St Clement Quiet edge of Truro position

One of the most exceptional contemporary homes in Truro completed to an exacting standard in circa 2012, with 6 double bedroomed accommodation totalling over 5,000sq.ft. Enjoying a high degree of privacy, in grounds of about 0.45 of an acre.

£1,550,000 Band G EPC C70 Freehold Sole Agent



Truro - beautiful hidden setting

Set in 0.5 of an acre of gardens in the heart of Truro

A romantic detached 4 double bedroomed former coach house with significant architectural beauty standing very privately in historic gardens of about 0.5 of an acre, yet amazingly only about 0.25 of a mile walk from the centre of Truro.

A house of great charm with arched French doors, a hipped roof and stone elevations, with detached large garage and driveway parking, to be sold for the first time in over 35 years.

Offers over £850,000 Council Tax Band F EPC E53 Freehold Sole Agent



Truro

An adaptable house in a leafy oasis in the city

A much updated and recently greatly extended, very attractive detached 3/4 bedroomed, 3 bathroomed house in very private gardens with garage and parking. Found in a leafy oasis cul-de-sac in the city, a versatile house with ground floor annexe potential.

O/A £750,000 Band E EPC E40 Freehold Sole Agent

Immensely desirable Kenyn area - Truro

Detached bungalow with a lovely sylvan outlook

Occupying a tranquil location in the highly desired city centre district of Kenwyn, a detached 3 bedroomed bungalow presented in immaculate order throughout. With driveway parking for 3 vehicles, an attached garage and well stocked front and rear gardens.

£399,950 Band D EPC B83 Freehold Sole Agent





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LEMON STREET



THE AVENUE



HURLAND ROAD

Among our recent sales in Truro are ...



TREHAERNE LANE



PROSPECT PLACE



THE HAVEN

If you are considering selling your home anywhere in Cornwall, please telephone us today on 01872 273473

Commission payable in event of sale



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NEW PRICE



Devoran

To be sold with immediate vacant possession, no onward chain

Located in the heart of the creekside village of Devoran, a charming and beautifully renovated detached non-Listed cottage in a private elevated enclave, just a stone's throw from the tidal waterfront; a true hidden gem! Recently refurbished, remodelled and extended with fantastic light filled 2 bedroomed accommodation. Superb open-plan living space with impressive views across Devoran quay and across the creek. Set within lovely level south facing suntrap gardens plus off-road parking.

NOW £525,000 Council Tax Band D EPC E53 Freehold Sole Agent



Idless, Truro

Period style on the doorstep of Truro

A delightful detached period non-Listed house with versatile, 4 bedroomed, 3 bath/shower roomed accommodation of circa 2,800sq.ft.

In exquisite gardens of about 1.2 acres with tennis court, studio and further outbuildings.

O/A £1,250,000 Band F EPC D60 Freehold Sole Agent

Buckshead, St Agnes

In final stages of construction, anticipated completion November 2024

A superb highly impressive brand new detached 4 double bedroomed contemporary home with over 2,250sq.ft. of beautifully appointed and particularly spacious accommodation.

Views from the first floor over beautiful rolling countryside to the sea in the distance.

Guide £895,000 Band Pending EPC Awaited Freehold Sole Agent



Perranarworthal

Located at the end of a higher regarded cul-de-sac

A fabulous opportunity to acquire a detached 5 bedroomed 1987 built family home, ripe for refurbishment/remodelling with 2,140sq.ft. of versatile accommodation

Integral double garage, parking for numerous vehicles and large well stocked gardens.

Guide £650,000 Band F EPC C70 Freehold Sole Agent



NEW PRICE

Duporth, St Austell

Lovely sea views and access to a security gated beach

An exceptional, well presented 2 double bedroomed, 2 bathroomed top floor apartment, with lift and stair access, garaging, parking and communal gardens/woodland.

A stylish apartment with two sit-out balconies and private gated access to a beach.

NOW £375,000 Band D EPC C78 Leasehold Sole Agent



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Convenient for Truro and Falmouth

Located on the rural outskirts of the popular village of Stithians

Located on the rural outskirts of the popular village of Stithians, a fantastic, totally individual brand new ultra-contemporary home with over 3,500sq.ft. of generously proportioned and immaculately presented air source heated accommodation which includes 3/4 bedroomed main house plus large self-contained 1 bedroomed annexe. Accessed off a quiet no-through lane with integral double garage, large courtyard parking area with electric gated entrance and intercom set within a large garden plot of 0.33 of an acre.

Guide £1,150,000

Council Tax Band E

EPC B86

Freehold

Sole Agent



Helford Passage

A residence of calibre in glorious gardens, commanding views over the mouth of the Helford River

For sale for the first time in over 30 years, a single storey 4 bedroomed residence extending to over 3,000sq.ft., with majority 10' high ceilings, plus garaging, standing privately in gardens of almost 0.75 of an acre, commanding serene views over the mouth of the Helford River, Falmouth Bay and surrounding coastline.

Just moments from the boating facilities at Helford Passage, various inns and hotels, two public gardens and incredibly with a private pathway leading to Budock Vean Golf Course.

Guide £2,650,000

Council Tax Band G

EPC E53

Freehold

Sole Agent



The Percuil River - St Just in Roseland

A Grade II Listed cottage with contemporary extension in 1.5 acres

An idyllically located creekside Grade II Listed, detached 3 double bedroomed cottage with stunning contemporary extensions and detached 1 bedroomed boat house annexe in about 1.5 acres of beautifully landscaped waterside gardens with long quay frontage and jetty.

One of only a handful of individual private homes along the unspoilt Percuil River which opens to the sea beside the well served harbourside village of St Mawes.

Guide £1,750,000

Council Tax Band G

EPC E39

Freehold

Joint Sole Agents



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Tregorrick, Nr. St Austell Preliminary announcement of sale

Available for the first time in 38 years, an attractive detached 4 bedroom house believed to date from the 1930's together with a self-contained 2 bedroom chalet, situated in a generous garden plot of approximately 1/4 of an acre, with views out over gardens and woodland with plenty of parking, a garage and large carport area.

House Hall, sitting room, dining room, garden room, kitchen/breakfast room, utility, shower room/wc, 4 bedrooms, bathroom, 2 attics rooms. Chalet 2 bedrooms, sitting room, kitchen/dining room, shower room.

Offers around £625,000

Council Tax Band E

EPC D58

Freehold

Sole Agent



Porth Kea, Truro

A superb opportunity to enhance value

A surprisingly spacious 2 double bedded detached bungalow occupying a level, private plot with gated driveway access, double garaging and very private immaculately tended gardens.

The property has detailed planning permission for a significant extension/alteration project.

O/A £500,000

Band E

EPC E42

Freehold

Sole Agent

Shortlanesend

A recently improved, immaculately presented family home

A 3 bedroomed semi-detached family home, recently redecorated and improved, with a recently fitted kitchen and bathroom, open-plan living/dining room and office/playroom. Occupying a highly convenient village location just a couple of miles outside of Truro city centre.

£270,000

Band B

EPC E53

Freehold

Sole Agent



Feock

A broad, detached house providing an opportunity to re-model

A very broad detached 4 double bedded residence occupying a prominent position within a highly desirable residential no-through road.

Well tended gardens, driveway parking and a detached double garage.

Guide £649,950

Band F

EPC D58

Freehold

Sole Agent

Budock Vean, Mawnan Smith

Views over the golf course

A modern individual 3/4 bedroomed, 3 bathroomed detached holiday use only house in an exclusive setting enjoying use of the Budock Vean Hotel's facilities.

A turnkey holiday letting property managed by the Budock Vean Hotel.

O/O £700,000

SBR

EPC C73

Leasehold

Sole Agent



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Perranarworthal, Nr Truro

Located on the edge of the village on a private, secluded and highly desirable no-through road

An impressive, impeccably maintained 4 double bedrooomed, detached family house in a delightful, tranquil sylvan setting towards the end of a private no-through road in one of Cornwall's most desirable villages. Occupying a generous plot with delightful south facing walled gardens, additionally with the use of 9 acres of private woodland.

Ground Floor Reception hall, living room, dining room, kitchen, study, cloakroom/wc. **First Floor** Galleried landing, principal bedroom with en-suite, 3 further double bedrooms, family bathroom.

Offers around £795,000

Council Tax Band F

EPC C73

Freehold

Sole Agent



Port Pendennis, Falmouth

Perfectly presented and privately positioned

A spacious ground floor 2 bedrooomed apartment, with kitchen and shower room refitted in recent years, plus adjacent large single garage.

In a quiet location in the heart of the exclusive gated Port Pendennis marina development.

£360,000

Band D

EPC E46

Leasehold

Sole Agent

Flushing, Falmouth

Tucked away location in the centre of this riverside village

Versatile detached family house comprising 4 bedrooms plus an office, garaging and parking, wth impressive, immaculately landscaped low maintenance terraced gardens to the rear.

Set in a quiet location just 100 yards from the southerly facing quayside.

£695,000

Band C

EPC E46

Freehold

Sole Agent



Trevellas, St Agnes

An imposing, architect designed house of the highest quality in a beautiful sylvan setting

An impressive, individual 5 bedrooomed detached residence, ideally situated in picturesque south facing gardens of circa 0.78 of an acre behind a gated entrance, a mere 2 miles from the north coast village of St Agnes. Constructed in 2015 to an exacting standard, an extremely well presented home.

Architecturally designed with the additional benefit of a further circa 1.6 acres of land and two further garages/tractor sheds included within the sale. In all, circa 2.4 acres.

Guide £1,500,000

Council Tax Band G

EPC B85

Freehold

Sole Agent



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Treneglos, Nr. Launceston

Charming farmhouse and smallholding in an idyllic rural setting

In a peaceful rural setting, overlooking a valley with lovely views over open countryside, a delightful smallholding comprising a 4 bedroomed, 3 reception roomed detached farmhouse with an excellent range of outbuildings and 3 fields, in all totally circa 9.5 acres. A further 8 acres may be available by separate negotiation (LOT 2).
HOUSE: entrance hall, sitting room, dining room, family room, kitchen/breakfast room, 4 bedrooms, bathroom. **OUTBUILDINGS:** Cow Shed Barn 1 and 2, Tractor Shed, Stable.

LOT 1 £650,000. LOT 2 £75,000

Council Tax Band D

EPC D57

Freehold

Sole Agent



Treyarnon Bay, Nr. Padstow

A stunning duplex maisonette just yards from a beach and the sea

Situated just yards from Treyarnon Bay Beach, enjoying views out over the beach and sea, a superb 3 bedroomed reverse level duplex maisonette with an open-plan first floor living area enjoying wonderful views, in good decorative order throughout, offered with vacant possession and enjoying its own private garden and parking.
 Hall, principal bedroom with en-suite dressing room and bathroom, second double bedroom with en-suite, utility room. Large open-plan sitting room/dining room/kitchen, bedroom 3, en-suite bathroom.

Offers over £900,000

Council Tax Band E

EPC D61

Leasehold

Sole Agent



Lanlivery, Nr. Lostwithiel

Situated in sought after sylvan setting and grounds approaching an acre

A highly individual, detached 4 double bedroomed (two en-suite) family home in a glorious sylvan setting with a particularly delightful private road approach, on the edge of a popular village, set in mature landscaped gardens and grounds approaching an acre. Well presented but could be enhanced with some gentle modernisation.
 Hall, sitting room, dining room, kitchen/breakfast room, utility, cloakroom, galleried landing, 4 double bedrooms (2 en-suite), bathroom. Parking, double garage, landscaped gardens.

Offers around £850,000

Council Tax Band G

EPC E52

Freehold

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Tregorrick, Nr. St Austell

Preliminary announcement of sale

Available for the first time in 38 years, an attractive detached 4 bedroom house believed to date from the 1930's together with a self-contained 2 bedroom chalet, situated in a generous garden plot of approximately 1/4 of an acre, with views out over gardens and woodland with plenty of parking, a garage and large carport area.

House Hall, sitting room, dining room, garden room, kitchen/breakfast room, utility, shower room/wc, 4 bedrooms, bathroom, 2 attic rooms. Chalet 2 bedrooms, sitting room, kitchen/dining room, shower room.

Offers around **£625,000**

Council Tax Band **E**

EPC **D58**

Freehold

Sole Agent



Bossiney, Nr. Tintagel

Family home set in 2.75 acres

An extremely attractive, beautifully situated, highly individual detached 5 bedroomed (all en-suite) 1930's house, offered in very good decorative order throughout, within the picturesque 'Rocky Valley' just a short walk from the Atlantic coast, the South West Coast Path and a short drive from local beaches and the local village of Tintagel. Set within circa 2.75 acres of landscaped gardens and a paddock, with the benefit of a detached chalet providing utility room/store (with potential to create an annexe, subject to consents).

£895,000

Council Tax Band **F**

EPC **E47**

Freehold

Sole Agent



Sea Road, Carlyon Bay

A short walk to the beach, golf course and Charlestown Harbour

An iconic and architecturally significant modern take of an art deco house occupying a prime, elevated garden plot that commands panoramic and far reaching sea and coastal views over the whole of St Austell Bay, situated on a prestigious and highly sought after private coastal road with accommodation arranged over three storeys. 4 double bedrooms (all en-suite) and large open-plan reception areas that capitalise on the views. Constructed in 2012 with a very high standard of finish; an exemplary coastal home.

Offers around **£1,600,000**

Council Tax Band **G**

EPC **C80**

Freehold

Sole Agent



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NEW PRICE



Duport

Superb coastal apartment with sea views and access to a security gated beach

An exceptional, well presented 2 double bed roomed, 2 bathroomed top floor apartment, with lift and stair access, garaging, parking and communal gardens/woodland all in a frontline position taking in views across St Austell Bay towards Gribbin Head and out to sea.

A stylish apartment, making the most of its position with a 24' open-plan living space, two sit-out balconies, parking, garage and private gated access to a secluded and sheltered beach.

NOW £375,000 **Council Tax Band D** **EPC C78** **Leasehold** **Sole Agent**



Whitecross, Wadebridge

A charming cottage with countryside views, large garden and detached outbuilding

An attractive, double fronted, non-Listed semi-detached house, situated on the outskirts of Wadebridge with rolling countryside views across the Royal Cornwall Showground. Spacious accommodation and beautifully presented throughout. To be sold for the first time in 38 years.

Comprising of 4 bedrooms, 3 reception rooms, kitchen, sun room, a large level private rear garden and an unconverted outbuilding.

£375,000 **Council Tax Band B** **EPC E49** **Freehold** **Sole Agent**



Crantock, Nr. Newquay

Immaculate contemporary coastal home, part of a small select development

Located on the outskirts of the sought after coastal village of Crantock, part of a small select development by Legacy Homes, a 3 bedroomed, 2 bath/shower roomed semi-detached contemporary home with garage, parking, professionally landscaped south west facing rear garden, timber cabin with covered hot tub and entertaining area. Hall, cloakroom/wc, sitting room, kitchen/dining room, 3 bedrooms (1 en-suite), bathroom. Attached garage, parking, professionally landscaped south west facing rear garden, timber cabin.

Guide £585,000 **Council Tax Band D** **EPC B84** **Freehold** **Sole Agent**



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Mevagissey

Distinctive detached modern coastal home with lovely views

A distinctive, cutting edge, highly individual architect designed, split level 3 bedroomed detached house enjoying a coastal position that affords glorious, uninterrupted, panoramic views over Mevagissey Bay to Chapel Point, with impeccably presented, spacious accommodation taking full advantage of the views. Built some 12 years ago to an advanced eco-friendly design and a high standard with the prolific and very evident use of quality materials throughout.

Guide £1,200,000

Council Tax Band F

EPC A107

Freehold

Sole Agent



Treknaw, Nr. Tintagel

Brand new, well finished detached part reverse level dormer style home near Trebarwith Strand beach

Within walking distance of Trebarwith Strand beach, in the popular coastal hamlet of Treknaw, a superb, 4 bedroom detached, BRAND NEW, split-level house with well finished versatile accommodation in landscaped, manageable gardens with plenty of off-road parking.

Ground Floor Covered entrance, hall, sitting/dining room, kitchen, bedroom 3, bedroom 4/study, family bathroom. **First Floor** Principal bedroom with dressing room and ensuite shower, second double bedroom.

£650,000

Council Tax Band pending

EPC B86

Freehold

Sole Agent



Trewhiddle, Nr. St Austell

Well equipped luxury holiday villa in a rural position, a short drive from local beaches

An architecturally interesting and beautifully proportioned detached 4 bedroom holiday villa situated on a small and sought after enclave of luxury holiday homes. Set in the heart of beautiful countryside, close to local beaches and the fishing village of Mevagissey with views towards countryside, parking for one car and visitors parking on site.

Accessed from the living area is a large decked terrace plus a decked balcony off the principal bedroom all set in beautifully stocked, landscaped gardens.

£397,500

Council Tax Band D

EPC C80

Leasehold

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NEW PRICE



Carnyorth, St Just

OPEN HOUSE - Sunday 24 November 2024 between 11am and 12.30pm - please call to make an appointment

A recently modernised and utterly beautiful Wesleyan former Sunday School with 3 double bedrooms, 3 bathrooms, a double height dual aspect reception/sitting room and a sleek, contemporary kitchen/breakfast room. Gated driveway parking for several vehicles and a low maintenance garden with outside summerhouse/workshop. All of which backs onto unspoilt countryside and is surrounded by the rugged west Cornish landscape.

NOW \$450,000 **Council Tax Band B** **EPC C71** **Freehold** **Sole Agent**



Carbis Bay, St Ives

Set in an elevated, prime coastal location above Carbis bay beach with spectacular panoramic views of the bay

Offering 2 bedroomed, 2 bath/shower roomed accommodation with covered sea facing balcony taking in the best of the views.

Kitchen/dining room, sitting room with double doors to sea facing balcony, principal bedroom with en-suite shower room and door out to sea facing balcony, bedroom 2, family bath/shower room. Allocated parking for 1 vehicle, broad, covered sea facing balcony with panoramic far reaching sea, coastal and inland rolling countryside views.

Offers around \$495,000 **Council Tax Band B** **EPC C70** **Leasehold** **Sole Agent**



Riviere Towans

A contemporary home in a frontline beachside location on St Ives Bay

To be sold for the first time in circa 70 years, a remarkably positioned contemporary larch clad detached 3 double bedroomed (potential for 4/5) house standing in about 0.34 of an acre, the whole commanding uninterrupted panoramic views over the golden sandy beach and azure waters of St Ives Bay beyond.

A highly specified home created from SIPs panels with MVHR ventilation, triple glazing and underfloor heating, mere steps away from the beach and renowned waters for longboard surfing and kite surfing.

Offers around £1,595,000 **Council Tax Band F** **EPC C74** **Freehold** **Sole Agent**



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NEW PRICE



Marazion, Nr. Penzance

Sea facing coastal apartment with lift access, balcony and garage

A 2 double bed roomed second floor, sea facing coastal apartment with lift access, beach facing balcony and garage. Set a moments' walk from the town's facilities and beach, enjoying the most mesmerising views along the coast and out to sea. The perfect coastal home offered with no onward chain.

Communal entrance hallway with stairs/lift, hallway, 2 bedrooms, bathroom, shower room/wc, reception room with balcony, kitchen. Single en bloc garage, parking, communal gardens.

NOW £295,000 **Council Tax Band C** **EPC D62** **Leasehold** **Sole Agent**



Perranuthnoe, Penzance

Panoramic sea and beach views

Occupying one of the most awe inspiring frontline coastal settings imaginable, directly above Perran Sands; a once in a lifetime opportunity to acquire a wonderful, contemporary beachside home with jaw dropping views across the beach and miles of surrounding coastline and far out to sea.

With ground source heating and beautiful interior designed 4 bedroomed, 3 fabulous bath/shower roomed accommodation with virtually every room enjoying mesmerising views.

Guide £1,250,000 **Council Tax Band E** **EPC C71** **Freehold** **Sole Agent**



Marazion

A world class building plot and cottage with waterfrontage and views to St Michael's Mount

In an unrepeatable location, with direct waterfrontage and unassailable views of St Michael's Mount and across Mounts Bay, an astounding building plot and current house, with planning permission under reference PA17/05720 (in perpetuity) for a brand new circa 220m.sq. single storey house and new sea wall with access to the foreshore and beach below. Planning permission also in place for the retention and extension of the current 2 bedroomed end of terrace house under planning reference PA23/09597 with plentiful parking and level lawned garden.

Offers over £1,000,000 **Council Tax Band C** **EPC D55** **Freehold** **Sole Agent**



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LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT



Back Road West, St Ives

A former fisherman's cottage fronting Porthmeor beach - a world class location

A terraced coastal cottage in a truly mesmerising position immediately adjoining the golden sands of Porthmeor Beach, with large windows overlooking the beach quite literally below. Approached via a discreet pedestrian gateway from Back Road West and with direct beach access.

With a living room, kitchen, bathroom and 2 bedrooms, as well as a unique 'trapdoor' opening onto Porthmeor Beach. All in need of modernisation.

Offers over £600,000

Council Tax Band C

EPC D67

Freehold

Sole Agent



Penzance

A private retreat in a fantastical setting

A charming 2 double bedrooomed double fronted cottage of immense charm, adorned with exquisite decorative Hone Stone casts by the owner and artist Peter Hone, in a quietly tucked away walled courtyard garden in Abbey Place. A very private retreat in a fantastical setting behind The Abbey hotel.

Surrounded by quirk and excitement, just a moment from the harbourside and town centre.

Guide £315,000

Council Tax Band B

EPC E39

Freehold

Sole Agent



Marazion

A frontline house right above and with access to the beach, with wonderful sea and coastline views

Just a few moments' walk from the village centre and beaches, a 3 bedroom end of terrace house with incredibly light accommodation throughout and a sea facing terrace immediately abutting the harbour wall, a very special property in a spectacular position. Occupying an exceptional position on the edge of the harbour wall.

Commanding incredible views over Mounts Bay, incorporating St Michael's Mount right the way around the south Cornish coastline and the Lizard Peninsula in the distance.

£650,000

Council Tax Band C

EPC G9

Freehold

Sole Agent



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