



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8769

Offers around £700,000

3 South Parade,
Penzance, Cornwall, TR18 4DJ

FREEHOLD



An exceptional and very impressive
4/5 bedroom Grade II Listed
townhouse situated in the middle of
a stately Georgian terrace
overlooking meticulously maintained
communal grounds and enjoying a
quiet, gated position yet only a short
walk to Morrab Gardens and the
promenade. With grand, high
ceilinged accommodation, many
original period features and
4 reception rooms with views over
Mounts Bay from the upper floors.





SUMMARY OF ACCOMMODATION – In all, about 2,921sq.ft.

Ground Floor: entrance vestibule, reception hall, reception room, drawing room.

Lower Ground Floor: (shower room at half landing level), kitchen/breakfast room, dining room with pantry off, scullery with utility room off, cellar. Access to rear courtyard from the garden room.

First Floor: large guest bedroom, bedroom 3.

Second Floor: large principal bedroom with dressing room/4th bedroom off. Family bathroom.

Third Floor: attic bedroom with restricted head height in parts.

Outside: communal front garden with parking, enclosed rear courtyard.

DESCRIPTION

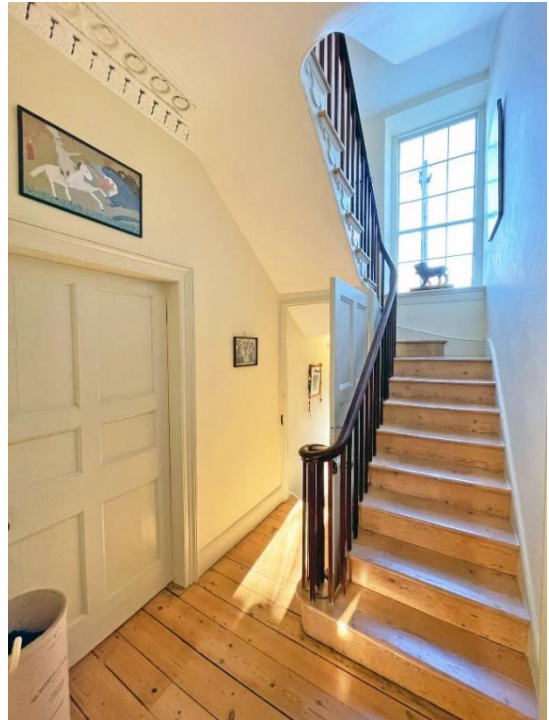
South Parade is arguably Penzance's most impressive terrace of just five granite faced Grade II Listed Georgian townhouses, overlooking private, gated and manicured shared gardens. Built circa 1815 of a particularly imposing and impressive stately nature, to exacting standards and whilst there have been a number of changes throughout the years,

there are a range of period features which have been retained and the overall feeling of quality and space remains.

An impressive building of good stature with four storey cut granite façades, tall Georgian multi paned sliding sash windows and shutters plus an exquisitely repainted broad hardwood front door.

3 South Parade is proudly positioned within the middle of the terrace, away from its vehicular gated entrance, off Parade Street and enjoys almost no passing vehicular or pedestrian traffic allowing a great deal of peace and tranquillity. South Parade is surprisingly close to the town centre's facilities, less than 100 metres from the head of Chapel Street, arguably Penzance's best known and oldest address. South Parade can be found within immediate proximity of the seafront, where the promenade leads to the Jubilee Pool. Directly below the house is Morrab Gardens with its meandering pathways, open lawned areas, bandstand, pond and beautifully planted beds and borders with an array of plants, shrubs and trees.

Arranged over five floors and offering hugely versatile and vast accommodation with near 10ft high ceilings in some of the principal rooms, 3 South Parade could either be used as one large primary four/five bed roomed home of 2,921sq.ft. or, subject to all necessary consents, could be subdivided into a large four bedroomed home with a self-contained lower ground floor apartment.



The accommodation on offer is very impressive, with plenty of character features including large multi paned sash windows, 9'6" high ceilings in the reception rooms, 20' wide bedrooms, ceiling roses, ornate fireplaces and original cornices. Both the ground and first floors have vast rooms providing a true feeling of space and light. On the ground floor a large living room enjoys views over the shared gardens, with a huge drawing room off. On the lower ground floor is the impressive kitchen with sliding doors to a large dining room off and, to the other end, a large slate floored scullery with a utility room and cellar off.

On the first floor is an impressive guest bedroom spanning the entire width of the house and enjoying elevated views over the gardens to the front plus a further large double bedroom. On the second floor, directly above the guest bedroom is the principal bedroom which also enjoys elevated views over the gardens below and across the rooftops and treeline below towards Mounts Bay. Off the principal bedroom, and also accessed off the landing, is a further large double bedroom which could be used as a dressing room or has the potential to be turned into an en-suite should one wish and subject to any necessary consents. Also off the landing, there is a beautifully appointed family bathroom plus stairs ascending to the top floor attic bedroom which enjoys superb far reaching views over Mounts Bay towards Newlyn.

Approached off a quiet no-through vehicular road, the painted wrought iron gates open into South Parade with its impressive, gravelled in and out driveway, bordered by the imposing

façades, as well as mature hedged boundaries centred around manicured lawned gardens interspersed with planted beds and borders. (Each property makes a small annual contribution to the shared and ongoing maintenance of the gardens to keep them looking as pristine as they do today).

To the rear, accessed from the scullery, is a small courtyard with a boiler/storage room and granite steps ascending to a rear gate which opens to South Parade Mews.

LOCATION

Penzance is considered to be the capital of West Cornwall and is at the end of the Penzance to Paddington main railway line with direct trains to London. The town has a rich seafaring heritage and its centre abounds with period buildings which now house a wide array of high street names and more specialised retailers. The area is also famous for its arts and there are many galleries in Penzance and neighbouring Newlyn which also offer a large and colourful fishing fleet. Within Penzance there are hotels, restaurants, cafés, museums, education for all ages and a hospital.

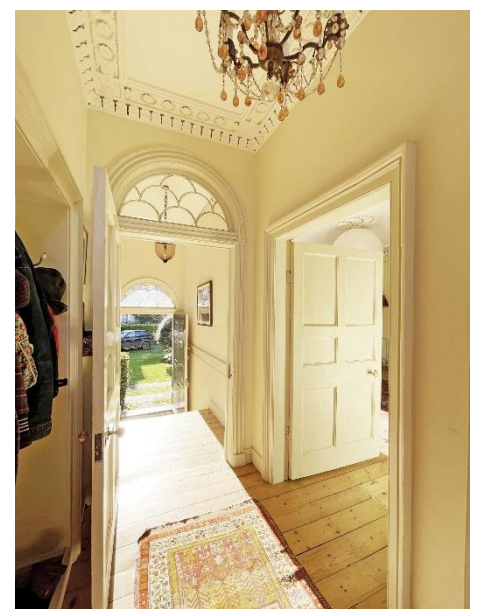
West Cornwall is known for its rugged beauty and is surrounded by the South West Coast Path which leads over dramatic cliff tops to sheltered coves and larger sandy beaches. Just to the east of Penzance is the village of Marazion and St Michael's Mount which can be accessed by foot across a causeway at low tide. There are many other sandy beaches including Praa Sands to the east, whilst to the far west is Sennen Cove and Whitesand Bay near Land's End, a 2 mile long stretch of beautiful white sands beside a picturesque harbourside village that is renowned for surfing. To the south is Mousehole which attracts people from all over Europe to see its harbourside lights at Christmas and about 20 minutes' drive to the north is the resort and surfing town of St Ives which is considered to have the best light for painting in Britain as it reflects off the waters of the 4 mile wide St Ives Bay.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

From the communal front garden an impressive front door with fan light above opens to:-

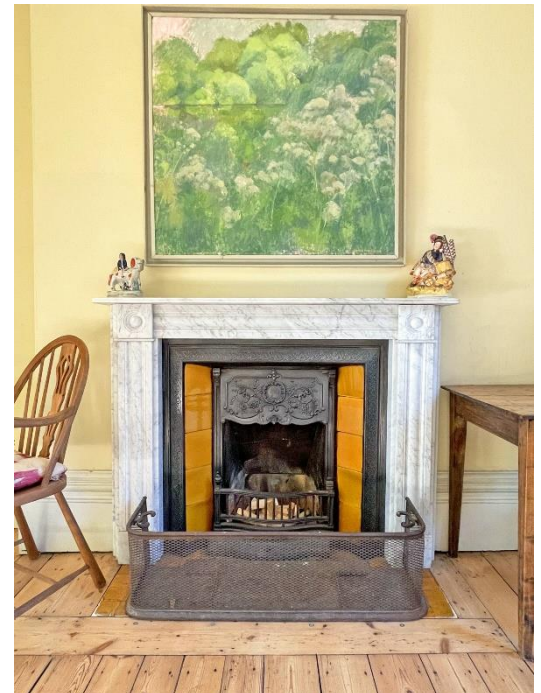
ENTRANCE VESTIBULE. A stunning entrance to the house with a short flight of wooden steps ascending to a part glazed door with fan light above which in turn opens to:-

RECEPTION HALL. Turning staircase with large sash window at half level landing leading to the first floor, turning staircase with shower room at half level landing descending to the lower ground floor, radiator. Doors to:-



SITTING ROOM – 16' x 15'. A simply stunning room with 9'6" high ceiling which is full of light with a large multi paned sash window with wooden shutters overlooking the communal grounds, original fireplace with marble surround and tiled hearth, wooden panelled flooring, radiator. Opening to:-

DRAWING ROOM – 13'8" x 12'2". Another beautiful room with 9'6" high ceiling, a multi paned sash window and a matching fireplace to that in the reception room, decorative cornices, ceiling rose.



From the reception hall, a turning staircase descends to the lower ground floor. At half level landing, door to:-

SHOWER ROOM. WC, walk-in shower cubicle, cantilevered wash basin, radiator, opaque glass sash window with smaller window beside.

LOWER GROUND FLOOR

KITCHEN / BREAKFAST ROOM – 18'3" x 16'. A beautiful space with wooden base units under a Corian worksurface with 1½ bowl sink and drainer and space for a dishwasher. Multi paned sash window overlooking the rear courtyard, space for an Aga, wall mounted unit, pantry, radiator. Sliding doors to:-



DINING ROOM – 13' x 11'8". A light room with multi paned sash window with deep slate sill under which overlooks the communal grounds, door to a shelved pantry with radiator.

From the kitchen, wooden door to:-

SCULLERY – 16'4" x 7'2". A beautiful room with slate flagged flooring, multi paned wooden windows overlooking the rear courtyard with multi paned wooden door beside, two large Velux skylights, original red brick oven with slate shelf and wooden lintel, exposed stone walls, radiator. Stained glass door to:-

UTILITY ROOM – 8'4" x 7'2". Wooden worktops with space under for a washing machine and tumble dryer, stainless steel sink with drainer beside, two large multi paned windows overlooking the rear courtyard, built-in storage cupboard with hanging rail and shelving.



From the garden room door to:-

CELLAR – 12'3" x 9'2". Barrelled ceiling, built-in benches and shelving.

From the reception hall, a turning staircase with impressive, multi paned sash window at half level landing ascends to:-

FIRST FLOOR

LANDING. With staircase and doors to:-

GUEST BEDROOM – 19'10" x 15'7". A huge and very impressive bedroom with 9'6" high ceiling and a broad multi paned sash window overlooking the communal grounds. Attractive original fireplace with marble surround and tiled hearth, original cornices, wooden panelled flooring, radiator.



BEDROOM 3 – 13'8" x 12'4". An impressive double bedroom with 9'6" ft high ceiling, large multi paned sash window overlooking the rear courtyard and over rooftops, attractive fireplace with decorative surrounds and slate hearth, radiator.

From the landing, a turning staircase with impressive arch topped multi paned sash window at half level landing ascends to:-



SECOND FLOOR

LANDING. With staircase, radiator and doors to:-

PRINCIPAL BEDROOM – 19'10" x 15'7". A simply stunning, very impressive principal bedroom with 8'1" high ceiling, broad multi paned sash window overlooking the communal grounds and out over Mounts Bay towards Newlyn, attractive fireplace set upon a slate hearth with wooden surround, wooden panelled flooring, radiator. Door to:-



DRESSING ROOM / BEDROOM 5 – 12'2" x 8'7". Large four paned sash window overlooking the rear courtyard and across rooftops, attractive fireplace with wooden surround set upon a slate hearth. Doors to the principal bedroom and back to the landing.



FAMILY BATHROOM. Tiled to half height with wc, wash basin and pedestal, heated towel rail, panel bath with shower head attachment. Multi paned window with deep wooden sill under.

From the landing, a turning staircase which is galleried to one side over the staircase below ascends to:-

THIRD FLOOR

LANDING. Door to:-

ATTIC BEDROOM – 20'8" x 14'. (with restricted head height in part). Two multi paned sash windows which provide an excellent view over rooftops, across Mounts Bay towards Newlyn and out over miles of open sea, Velux skylight, eaves storage to one side with hanging rail with further eaves storage opposite, two radiators



OUTSIDE

Accessed from the garden room is a small rear courtyard with built-in boiler room and steps ascend to a wooden gate which opens to Parade Street.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR18 4DJ.

SERVICES – Mains water, drainage, electricity and gas. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – See attached town map. **NB.** Whilst there is allocated parking at the property, for the purposes of viewing we recommend that all viewers park in one of the many public car parks nearby and make their way on foot.

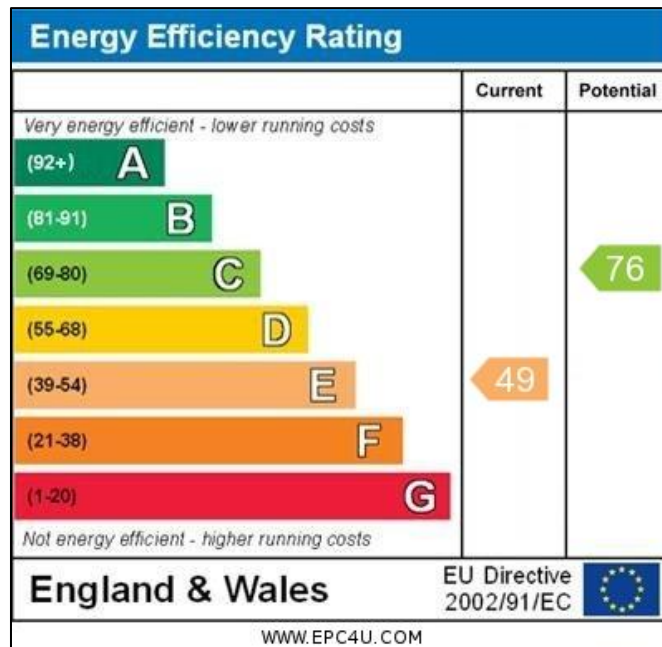
AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in

relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

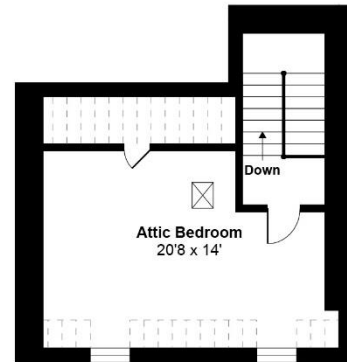
South Parade, Penzance

Approximate Area = 2921 sq ft / 271.3 sq m

Limited Use Area(s) = 85 sq ft / 7.8 sq m

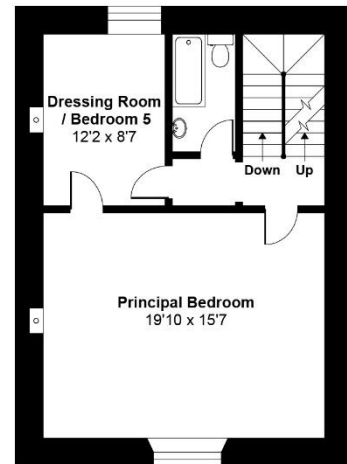
Total = 3006 sq ft / 279.2 sq m

For identification only - Not to scale

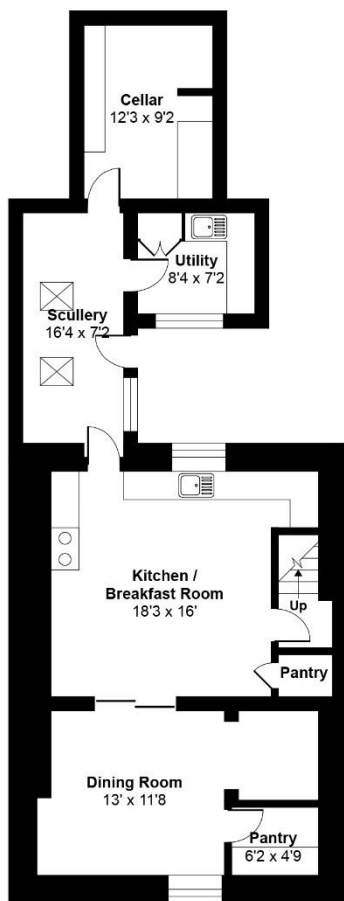


THIRD FLOOR

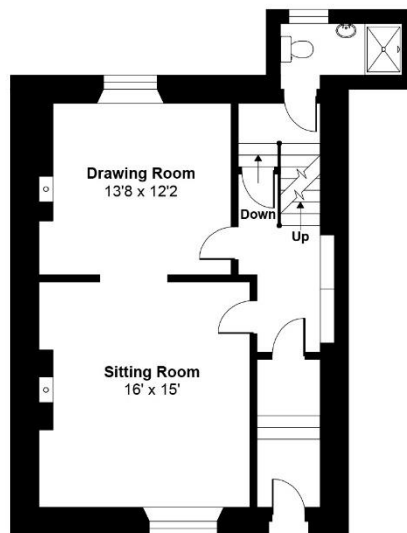
Denotes restricted head height



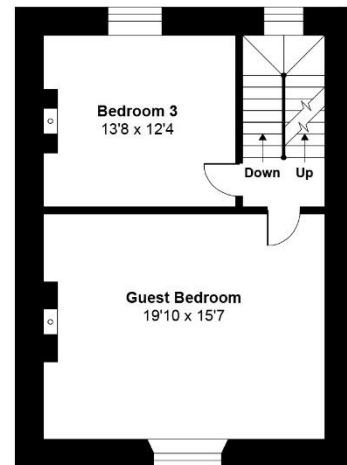
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Lillcrap & Chilcott. REF: 805870

