



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8868

Offers in excess of £600,000

4 Trevena Close,  
Penzance, Cornwall, TR18 4QG

**FREEHOLD**



**At the end of a quiet cul-de-sac, yet just moments' away from Penzance town centre and the seafronting promenade; a versatile, detached, 5 bedroomed dormer bungalow with very obvious potential to be used as a 3 bedroomed home with a 2 bedroomed single storey self-contained apartment. With a spacious rear garden, driveway parking and a detached single garage. Perfect for those needing additional, separately accessed accommodation.**





### **SUMMARY OF ACCOMMODATION – In all, about 2,211sq.ft.**

**Ground Floor:** entrance vestibule, kitchen/breakfast room, dining room/study area, living room, en-suite bedroom, storage cupboard.

**First Floor:** landing, 2 double bedrooms, family bathroom.

**Outside:** driveway parking, lawned rear garden, paved sun terrace, single garage.

**Potential Two Bedroomed Apartment:** externally accessed entrance hall, open-plan kitchen/dining/living room, double bedroom, single bedroom, shower room, inner hallway which leads to the main accommodation.

### **DESCRIPTION**

Built, we understand, in 1951 and later extended in 2004, 4 Trevena Close is a broad and versatile dormer bungalow at the end of a quiet cul-de-sac yet within very easy reach of Penzance town centre and the seafronting promenade.

Number 4 can either be arranged as one large five bedroomed, three reception roomed dormer bungalow or as a three bedroomed home with an attached, separately accessed, single storey two bedroomed apartment.

To the front of number 4 is a brick paved parking area with a detached single garage and a gate leading to the rear garden. The rear garden is broad and mainly laid to lawn with a pond and a raised decked area, accessed off the second living room/apartment living room, which in turn leads to a paved patio.

The accommodation is versatile, spacious and full of light with an impressive semi open-plan kitchen/breakfast room with bay window and a triple aspect living room which has doors opening to the rear garden. Also on the ground floor is the principal en-suite bedroom and the dining room/study area.

An inner hallway leads to what could be used as a separately accessed, two bedroomed apartment which has its own entrance hall (accessed off the front brick paved pathway), kitchen, bathroom and living room which has a door opening to the rear garden.

On the first floor there are two spacious bedrooms and another bathroom.

4 Trevena Close suits a vast number of potential purchasers – those looking for a large family home or indeed those who need a main home with separately accessed, self-contained accommodation for dependant relatives or alike.



## **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 brick paved driveway, a path leads to the front door with opaque glass window to side opening to:-

**ENTRANCE VESTIBULE.** With uPVC double glazed window overlooking the brick paved terrace to the front, open tread staircase to the first floor, radiator.

**KITCHEN.** A spacious and light room with a large bay window plus further uPVC window above the sink which overlooks the suntrap paved courtyard. UPVC double glazed windows and a radiator under. The kitchen comprises a range of cream painted base units under a wooden worktop with an inset 1½ bowl stainless steel sink and drainer, space for a double width farmhouse style oven with stainless steel extractor hood over as well as space for a slimline dishwasher, integrated washing machine and tumble dryer, fridge and freezer. Matching built-in dresser with glass fronted display cabinets with drawers under, further wall mounted units.



**DINING ROOM / STUDY AREA.**

Semi open-plan to the entrance vestibule and kitchen with French doors opening to a paved suntrap courtyard with slimline windows to either side, large storage cupboard with shelving, radiator. Door to the annexe. A pair of multi paned doors open to:-



**LIVING ROOM.** A beautifully light triple aspect room with uPVC double glazed windows overlooking the paved suntrap courtyard to the front, the side garden and patio doors which open to and overlook the rear garden and pond. Wall mounted inset wood effect gas fire, radiator.



From the dining room/study area door to:-

**PRINCIPAL BEDROOM.** A spacious double bedroom with built-in mirror fronted wardrobes, a double glazed triple window overlooking the rear garden and pond, two radiators. Door to:-

**EN-SUITE SHOWER ROOM.** Wc, wash basin with storage units and drawers under and worksurface beside, walk-in wet room style shower, uPVC double glazed window overlooking the rear garden, radiator.





From the entrance vestibule, an open tread staircase ascends to:-

### FIRST FLOOR

**LANDING.** With doors to:-

**BEDROOM 2 – (with restricted head height in parts).** A spacious and light filled double aspect double bedroom with large uPVC double glazed window overlooking neighbouring rooftops and providing a pleasant far reaching view to one side across Penzance plus a Velux skylight opposite. Built-in storage cupboard with hanging rail, access to eaves storage, radiator.

**BEDROOM 3 (of irregular shape).** A spacious double bedroom of irregular shape with two Velux skylights, access to eaves storage, built-in storage cupboard, radiator.

**BATHROOM.** WC, wash basin and pedestal, panelled bath with rain shower head attachment, large uPVC double glazed window, radiator.



## POTENTIAL TWO BEDROOMED APARTMENT

From the brick paved pathway to the front, a uPVC double glazed door opens to:-

**ENTRANCE HALLWAY.** With built-in shelved storage cupboards, radiator, uPVC opaque glass window overlooking the side of the property. Door to the main house and a door which opens to:-

**OPEN-PLAN KITCHEN / DINING / LIVING ROOM.** Wood base units and drawers under a melamine worktop with inset 1½ bowl stainless steel sink and drainer, space for an oven with four ring hob with extractor hood over as well as space for a washer/dryer and a fridge, further wall mounted units, uPVC double glazed opaque glass window overlooking the side.



**DINING / LIVING ROOM AREA.** Built-in linen cupboard with shelving and Worcester boiler, large uPVC double glazed window overlooking the rear garden and paved sun terrace, uPVC double glazed window beside which opens to a decked area with steps down to the garden below, two radiators.



From the inner hallway, doors to:-

**BEDROOM 1.** Light and spacious double with a uPVC double glazed window overlooking the rear garden, built-in shelved storage cupboard, two radiators.

**BEDROOM 2.** A light single bedroom with uPVC double glazed window overlooking the brick paved pathway to the front, radiator.

**SHOWER ROOM.** WC, wash basin and pedestal, walk-in corner shower cubicle, uPVC double glazed opaque glass window overlooking the brick paved front pathway, vertical radiator with towel holder adjustments.



## OUTSIDE

A brick paved parking area provides parking for 1 car and gives access to the:-

**DETACHED SINGLE GARAGE.** With up and over door and electrically operated uPVC double glazed opaque glass door which opens to the side garden.

From the parking area, a brick paved pathway





continues across the front of the property and provides access to both the house and the annexe.

From the parking area, a wooden gate opens to a paved suntrap rear garden where a small flight of steps ascend to the garage rear door and a wooden gate opens to the side and rear garden.

The rear garden is deep and broad with a fishpond and various paved areas including a sun terrace to the rear of the apartment beside which is a raised decked area which can be accessed immediately off the living room from the second living room/apartment living room.

There is also a gate from the rear garden which provides access to a public footpath which leads down to either Newlyn or Penzance.





### **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 4QG.

**SERVICES** – Mains water, drainage, electricity and gas. Please note that the apartment is built separately and has its own central heating boiler.

**COUNCIL TAX BAND** – C for the house and A for the annexe (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

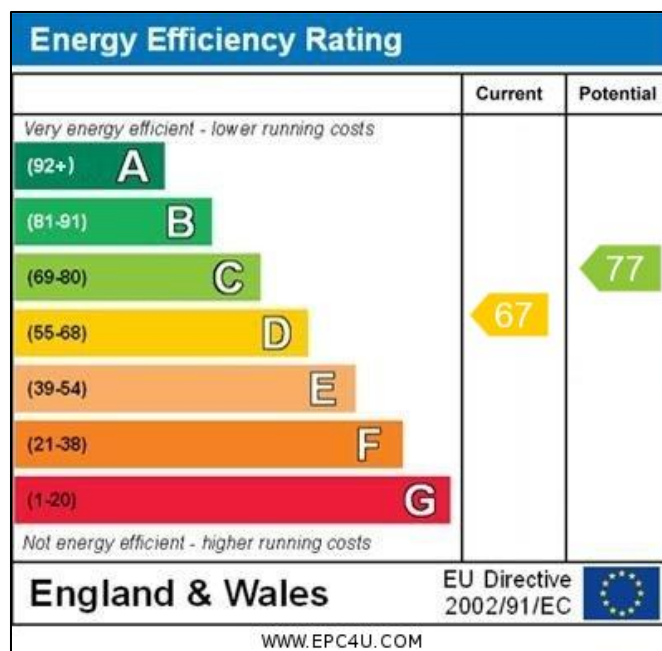
**DIRECTIONS** – As you head into Penzance along Eastern Green, at the roundabout with Tesco Petrol Station and Superstore take the second exit continuing along the A30 (not along Eastern Green) and proceed straight over the next roundabout until you reach a larger roundabout. Take the second exit passing Polgoon Vineyard on your right hand side and at the next roundabout take the first exit onto Alverton Road. After a short distance take the first right hand turn onto The Ropewalk and follow this road round as it bears to the right taking the first left hand turn onto Trevena Road. Take the second turning on the right hand side onto Trevena Close where number 4 will be at the end of the cul-de-sac, immediately in front of you.

**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.

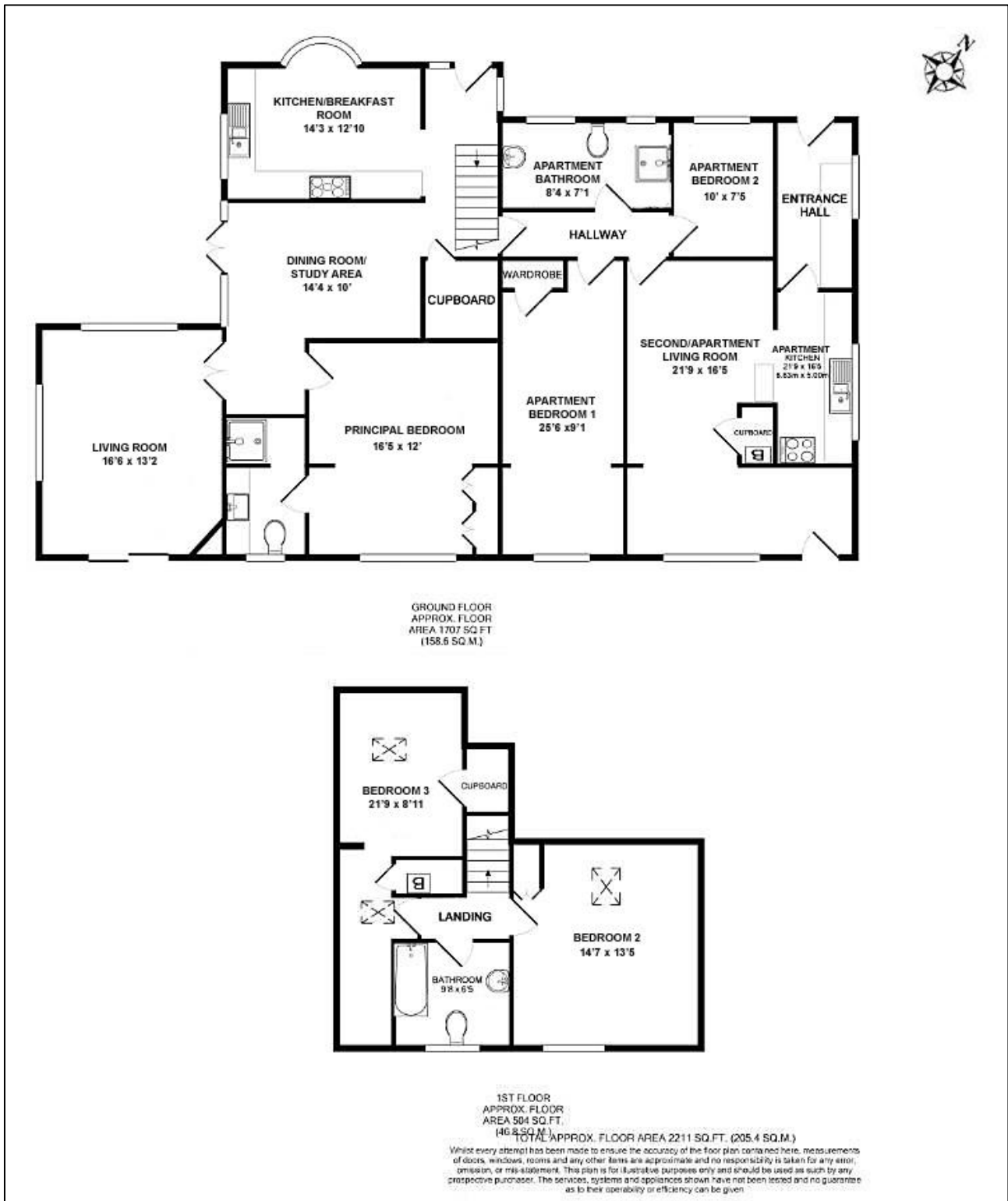
**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

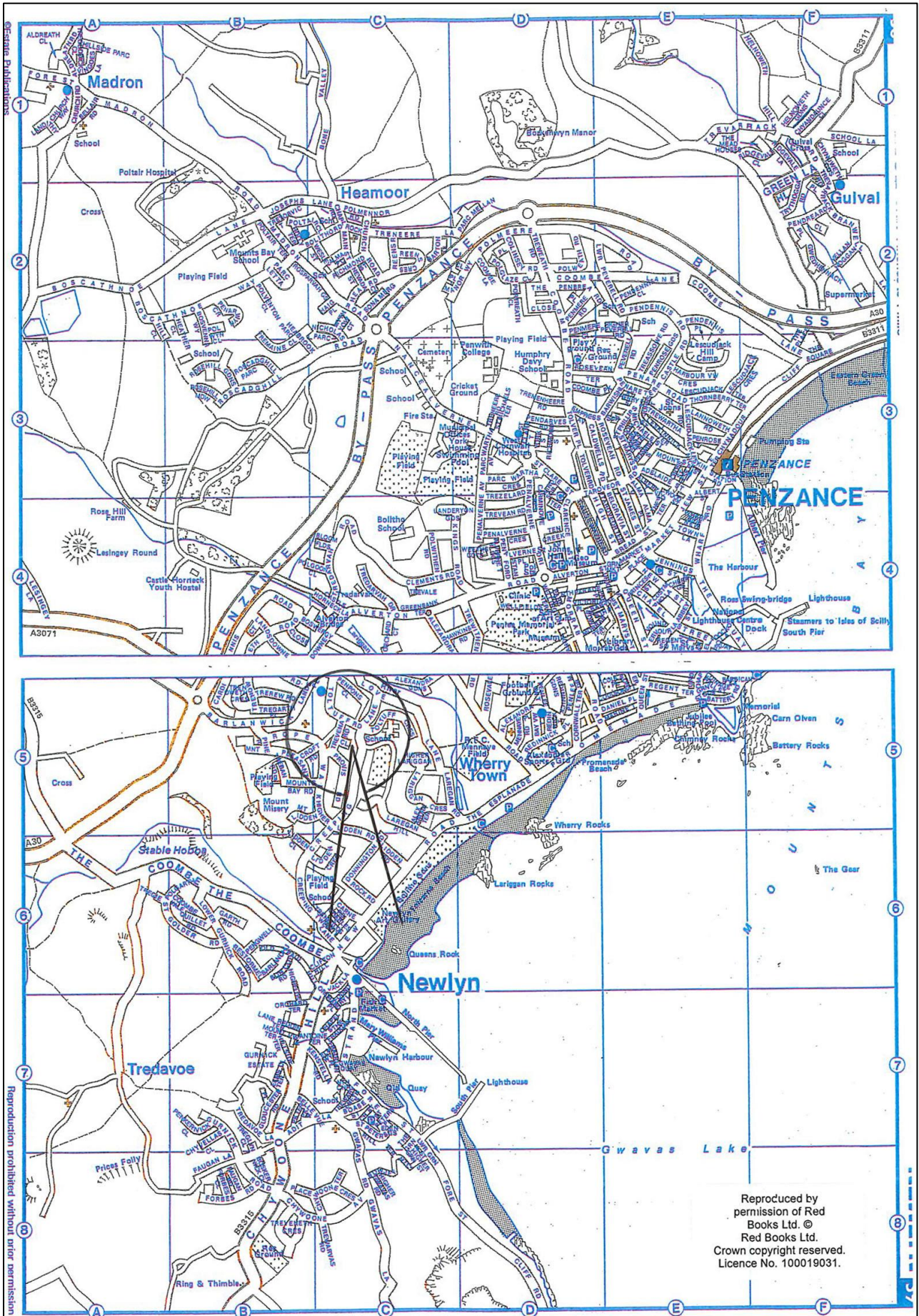
**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



Not to scale – for identification purposes only.





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PASSENGER FERRY  
FROM PENZANCE TO  
Isles of Scilly 2 hrs 40 mins  
(summer only)

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reserved. Licence number  
LIG0542

Lat 49° 59' N  
Long 6° 22' W  
018 07 00