



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8899

Offers over £300,000

Mayon Green,
Sennen, Penzance, Cornwall, TR19 7AW

FREEHOLD

**To be sold for the first time in over
80 years.**

Situated within walking distance of the idyllic golden sand Sennen Cove, and within a short distance of Cornwall's iconic Land's End, this semi-detached coastal home in need of total renovation.

Offering a complete blank canvas with approved plans for alteration and extension to comprise a 4 bedroomed, 2 bath/shower roomed house, arranged over three floors with enclosed garden and parking. To be sold with no onward chain.





SUMMARY OF ACCOMMODATION

EXISTING ACCOMMODATION

Ground Floor: open dual aspect living/dining room.

First Floor: nearly totally open-plan dual aspect bedroom accommodation.

Second Floor: bedroom.

PROPOSED ACCOMMODATION

Ground Floor: entrance hall, sitting room, kitchen, extended dining room, utility room, wc.

First Floor: 3 bedrooms, family bathroom.

Second Floor: en-suite principal bedroom.

Outside: parking space to front, enclosed rear gardens and 1 parking space to rear.



Viewings by appointment only on the following dates/times:-

Thursday 12th May 4-5pm

Saturday 14th May 2-3pm

Wednesday 18th May 12-1pm

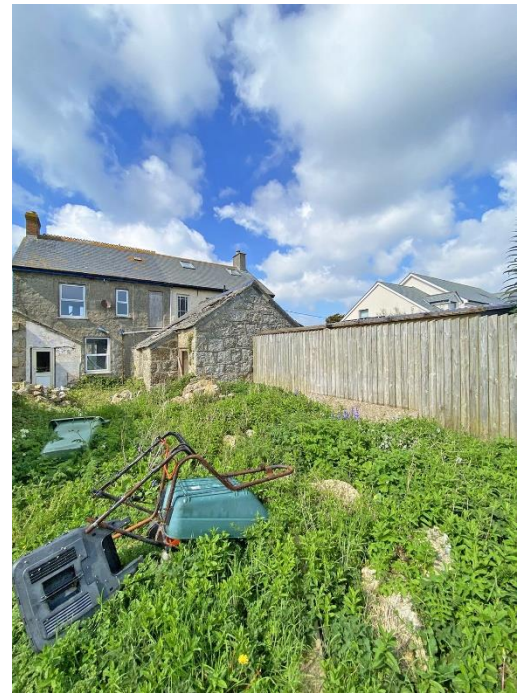
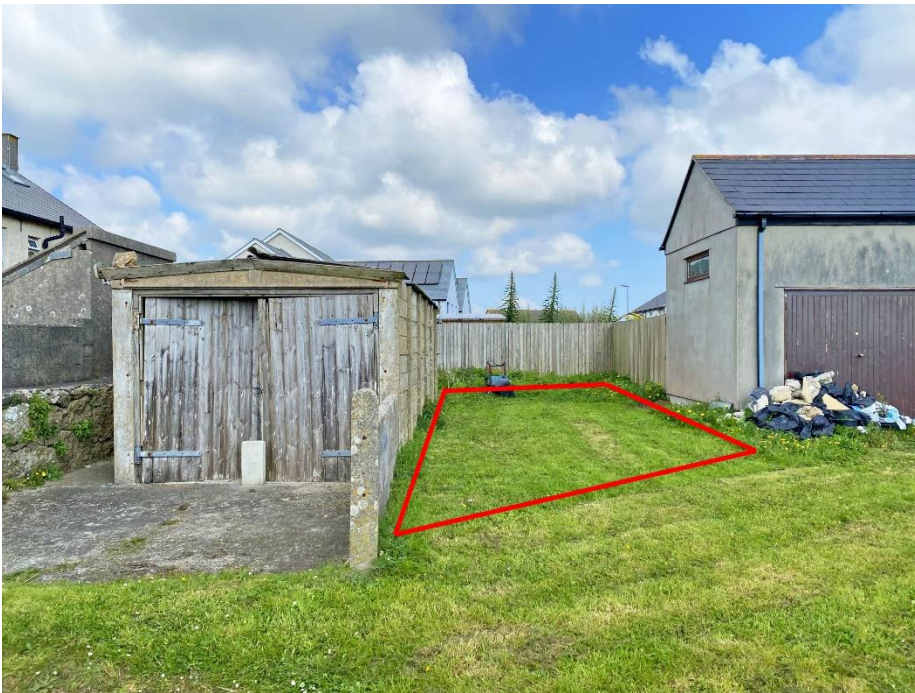
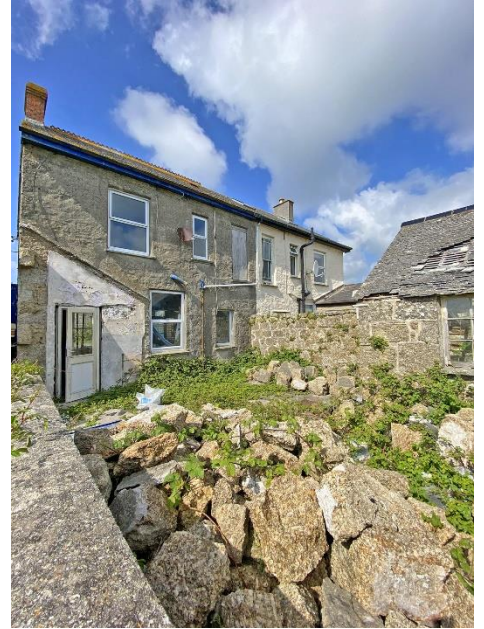
Saturday 21st May 11.30-12.30am

DESCRIPTION

Mayon Green is believed to have been constructed in the 1920's and has been in our client's family's ownership for over 80 years, passing from generation to generation. It represents the ideal opportunity for any incoming purchaser to realise its full potential, to their own style and specification and once completed, making an ideal family home, holiday home or investment opportunity, in one of the county's best regarded coastal villages, within a short distance of stunning, rugged coastline, golden sandy beaches and the iconic Land's End.

Mayon Green has been completely 'stripped out' by our clients to its bear walls and exposed timber joists and currently, offers no home comforts, available to **CASH BUYERS ONLY**. There are approved plans and drawings for the proposed accommodation which would comprise a charming sitting room with fireplace and bay window, a good sized kitchen/breakfast room with a full width extension across the rear providing a large dining space leading out to the garden, and also linking to an existing stone outbuilding which would become a utility room and downstairs wc.

On the first floor two good sized double bedrooms and a further single bedroom, both bedrooms to the front enjoying a view over rooftops out to the Atlantic Ocean. A good sized family bathroom plus staircase ascending to the top floor principal en-suite bedroom, again from which a spectacular coastal view over the rooftops below. To the rear, currently much overgrown but clearly offering scope for a delightful level enclosed garden with access to a parking space which can be accessed from a lane beyond the adjacent property. It is also possible that a parking space could be created from the current front garden.



LOCATION

A short walk from the property is Sennen Cove which is one of Cornwall's most beautiful coastal villages and has various local shops, galleries, grocery stores, a post office as well as a popular primary school with secondary education nearby at St Just and private educational facilities in Penzance. Between Penzance and St Just there are a full range of facilities, shops and professional services with Penzance having a hospital and also a railway terminus to the Paddington main line only 15 minutes' drive away.

There are a wide range of doctors and dentists throughout the nearby harbourside town of Penzance.

Sennen Cove has a world renowned public inn called The Old Success Inn which sits overlooking the cove. In addition there are a number of good restaurants and cafés which run along the seafront serving food all year round.

With the 1½ mile long Whitesand Bay being just a short walk from the property the area is a water sports paradise and popular with surfers, kite surfers and windsurfers along with fishing boats and small sailing boats launching from behind the protected wall of Sennen Cove. Gwenver picks up more swell than most in the county and can be one of the only places to have a usable surf when the rest of the county has none.

The area surrounding the property is some of Cornwall's most rugged and beautiful with fantastic walks along the South West Coast Path along National Trust owned headlands. About 2 miles away is Land's End and there are many smaller coves and beaches to explore nearby. To the south is Porthcurno and the Minack open air theatre, whilst the pretty harbour village of Mousehole and the wooded valley Lamorna are also nearby

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 – TR19 7AW.

SERVICES – Mains water, drainage and electricity.

COUNCIL TAX BAND – C (see www.mycounciltax.org.uk).

DIRECTIONS – Proceeding from Penzance towards Land's End along the A30, continue along the A30 almost to its culmination and upon reaching Sennen, proceed over the mini roundabout at the top of Cove Road, shortly after which Mayon Green can be identified on the left hand side by our For Sale board.

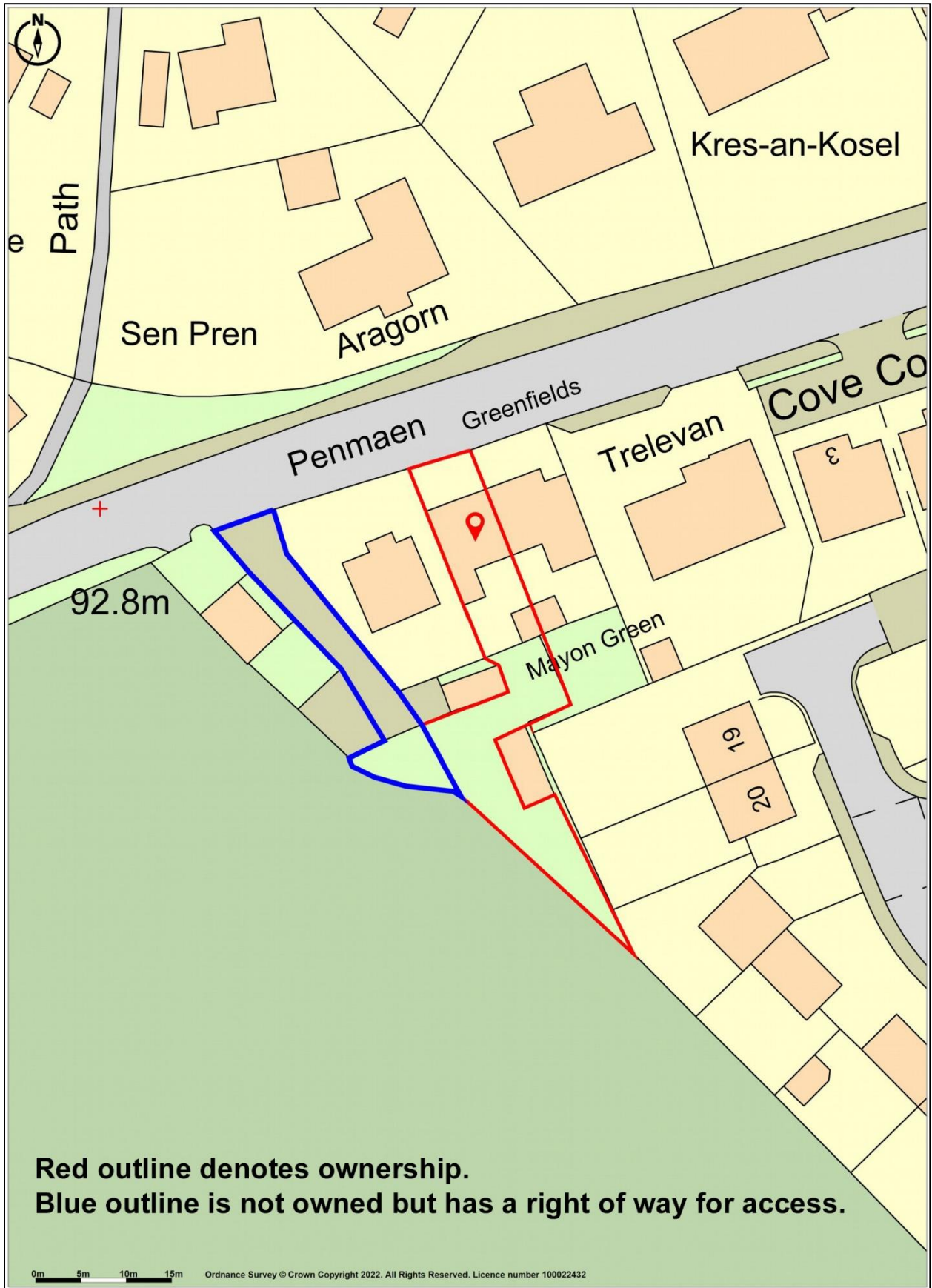
AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the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

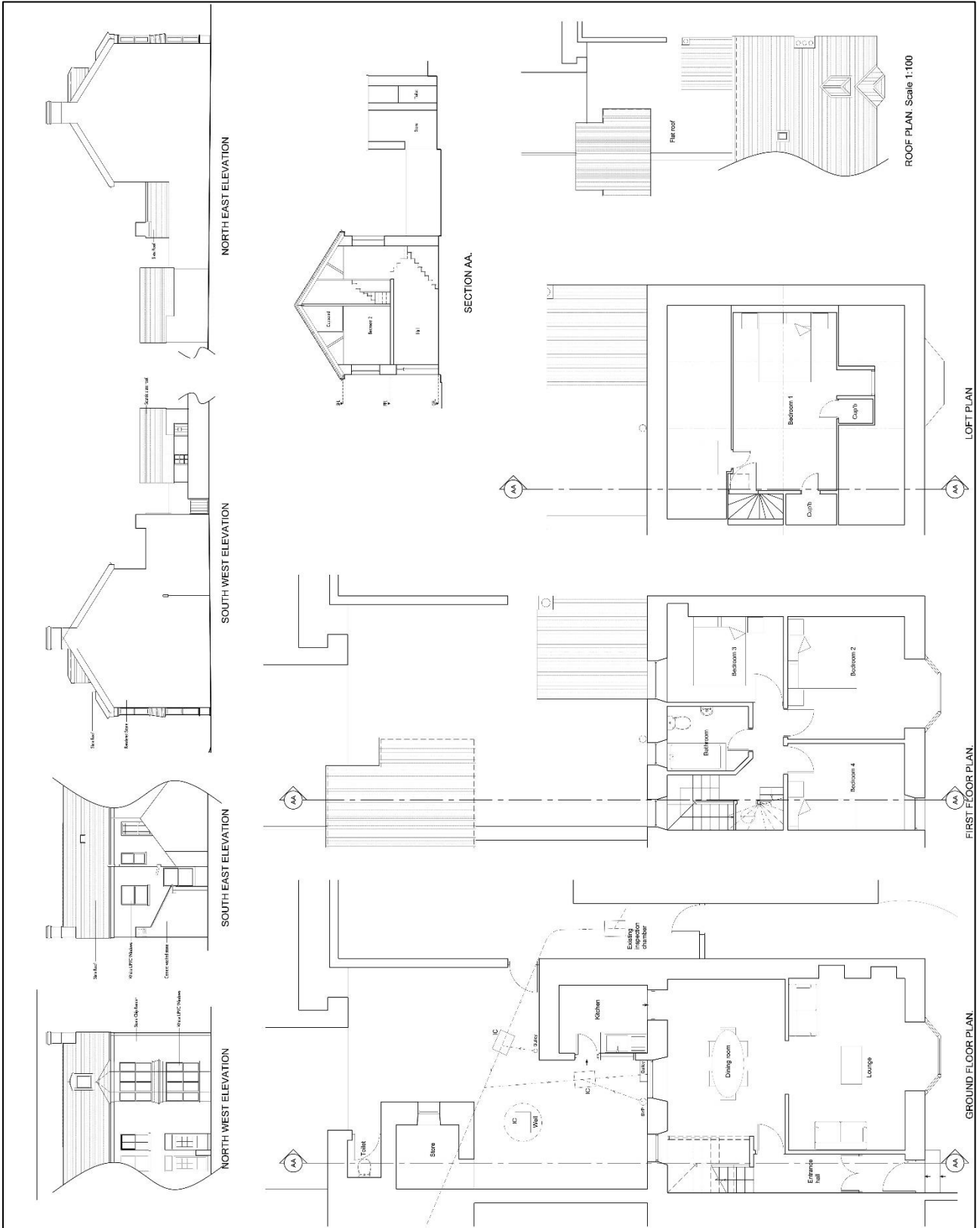
Approved Redress Scheme

**Not to scale – for identification purposes only.
For reference only, not to form any part of a sales contract.**



**Red outline denotes ownership.
Blue outline is not owned but has a right of way for access.**

**Not to scale – for identification purposes only.
Existing floor plans, elevations and sections.**



Not to scale – for identification purposes only.
Proposed floor plans, elevations and sections.

