



# GILLY COTTAGE

LAMORNA COVE, PENZANCE, CORNWALL

  
LILLICRAP CHILCOTT  
THE CORNWALL ESTATE AGENT









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Set in one of the most breathtakingly beautiful and unspoilt coves in Cornwall; a gorgeous end of terrace, granite double fronted cottage with spacious 4 double bed roomed, 2 reception roomed accommodation, a private terraced rear courtyard and front garden bordering Lamorna valley stream which trickles over boulders to the beach and sea. One of only a handful of properties occupying a very sheltered and frontline setting directly above and overlooking Lamorna Cove beach.

## SUMMARY OF ACCOMMODATION

**Ground Floor:** living room, kitchen/breakfast room, shower and wc, utility room.

**First Floor:** 4 double bedrooms – 2 at the front with brilliant views of Lamorna Cove.

**Outside:** to the front of the property there is parking for 2 vehicles. Across the road there is a detached portion of garden which borders the stream and in turn the beach. To the rear there is a terraced patio which is elevated to make the most of the sun and is extremely private. There is also a small store.

Viewing strictly by appointment through the vendor's Sole Agent:

**Lillicrap Chilcott**

**Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.**

**Tel:** 01872 273473 **Fax:** 01872 273474

**Email:** sales@lillicrapchilcott.com

www.lillicrapchilcott.com





Lamorna Cove



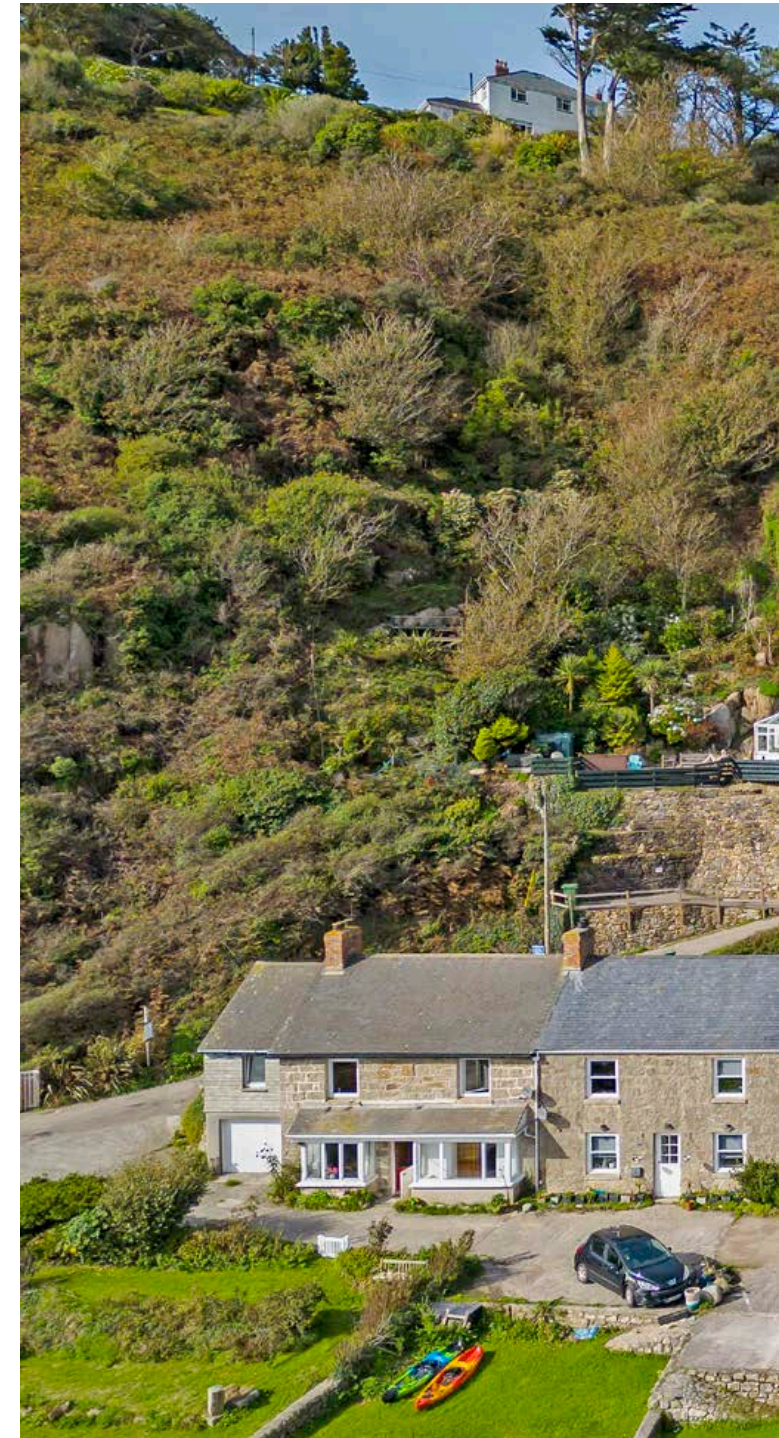
## LOCATION

Lamorna is a beautiful valley with stream running through the woodland, tumbling over granite boulders all the way to the sea at Lamorna Cove. A footpath runs the length of Lamorna Valley, beyond the stream and this really is a location in dramatic contrast to the surrounding rugged landscapes as it is filled with trees and an abundance of flowers in the springtime making for a setting unlike any other especially as it opens directly out onto the sandy cove on the fringe of Mounts Bay.

The area has long been the inspiration of many writers and painters and indeed the beauty of Lamorna Cove attracted artists way before they colonised St Ives. Lamorna is now most closely associated with S J Lamorna-Birch, one of the Newlyn School of artists who had a cottage here and incorporated the name into his own. The Lamorna Wink Pub has over the years been the meeting place for many famous actors, writers and artists. Several artists of the Newlyn School built homes and studios in the valley.

The little harbour was built for the export of granite from the nearby quarries but became little used due to the exposed nature of this coastline and now protects the sandy beach at low tide. The granite displayed in Gilly Cottage came from the area with Lamorna granite also being used in the construction of London Victoria Embankment, the Houses of Parliament, Wolf Rock Lighthouse and St John's Hall in Penzance which is the largest granite building in the UK.

Lamorna feels as if it is disconnected from the world yet is only 10 minutes' drive from Newlyn with Penzance beyond, between them offering the widest range of shops, services and facilities in west Cornwall. There is schooling for all ages, a local hospital, numerous libraries and galleries, the seafront Jubilee Pool and Penzance is the terminus of the Penzance to London Paddington main railway line.







## DESCRIPTION

Gilly Cottage is one of the most outstanding positioned coastal cottages anywhere in Cornwall, occupying a very sheltered frontline setting directly above Lamorna Cove beach. The view is extremely scenic with the crescent shaped cove, sandy beach at low tide and harbour wall front which opens through high cliffs to either side to the open ocean.

The cottage is one of only a handful of cottages with garden backing onto the boulder foreshore making it extremely rare in Cornwall, let alone in one of the most picturesque and sought after coastal villages.

The ground floor of the cottage has a large kitchen/breakfast room to one side, the living room to the other both with windows overlooking the garden and cove beyond. To the rear the shower and wc with a door leading out to a very large utility room with doors out to the side passage and the rear terraced garden. On the first floor there are four double bedrooms, two principal bedrooms to the front of the cottage enjoying the best of the views over the garden, cove and its harbour and out to sea.

The accommodation has been well looked after but could now do with modernising and updated throughout.

In all, an incredibly rare opportunity to acquire a four double bed roomed, end of terrace cottage set in one of Cornwall's most scenic coastal villages and off-road parking for two vehicles, enclosed terraced rear garden plus a front garden which backs onto Lamorna valley stream and in turn the boulder foreshore of Lamorna Cove beach.









## THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

The front door opens into:-

**LIVING ROOM.** Large uPVC double glazed window overlooking the mesmerising views of Lamorna Cove over its garden. Door opening to kitchen/breakfast room, stairs rising to the first floor, door to rear lobby. Electric fireplace set on a granite and stone hearth with large wooden mantel above.

**KITCHEN / BREAKFAST ROOM.** A large dual aspect room with a uPVC double glazed window to the front, once again with brilliant views over Lamorna Cove over the garden. To the rear a window opens to the utility area. The kitchen has a range of painted base units set under a granite effect worktop, space for white goods, freestanding New World oven and mounted stainless steel sink with drainer with hot and cold mixer tap over. Further matching wall units and display cabinets to one side.

**UTILITY ROOM.** This room is larger than one might expect with a door out to the side passageway and another to the rear garden. Space for white goods set under a marble effect worktop with a range of base units and larger cupboards.

**SHOWER ROOM AND WC.** Obscure glazed window to the rear, with low flush wc, vanity unit mounted wash hand basin, shower cubicle with obscure glazed screen and airing cupboard to one side.





## FIRST FLOOR

**LANDING.** Gives access to four double bedrooms.

**BEDROOM 1.** Large uPVC double glazed window to the front overlooking the garden and taking in views of Lamorna Cove. Vanity unit mounted wash hand basin to one side.

**BEDROOM 2.** A very large double bedroom with uPVC double glazed window to the front overlooking the garden, with grandstand views of Lamorna Cove, coastline and out to sea.

**BEDROOM 3.** Again, a very good sized double bedroom with large uPVC double glazed window to the rear with deep sill. To one side is a vanity unit mounted wash hand basin with hot and cold taps over.

**BEDROOM 4.** Again, a good sized room with window to the rear and deep sill. Built-in wardrobes to one side.



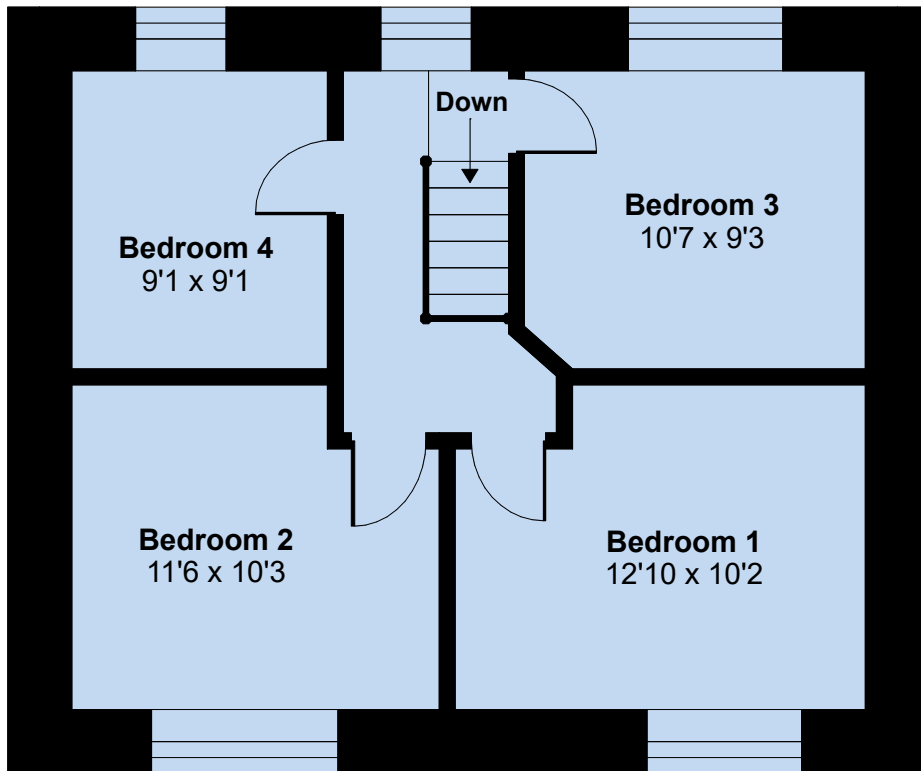
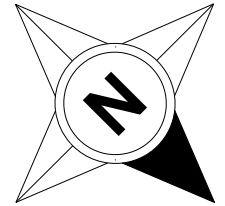


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-104) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

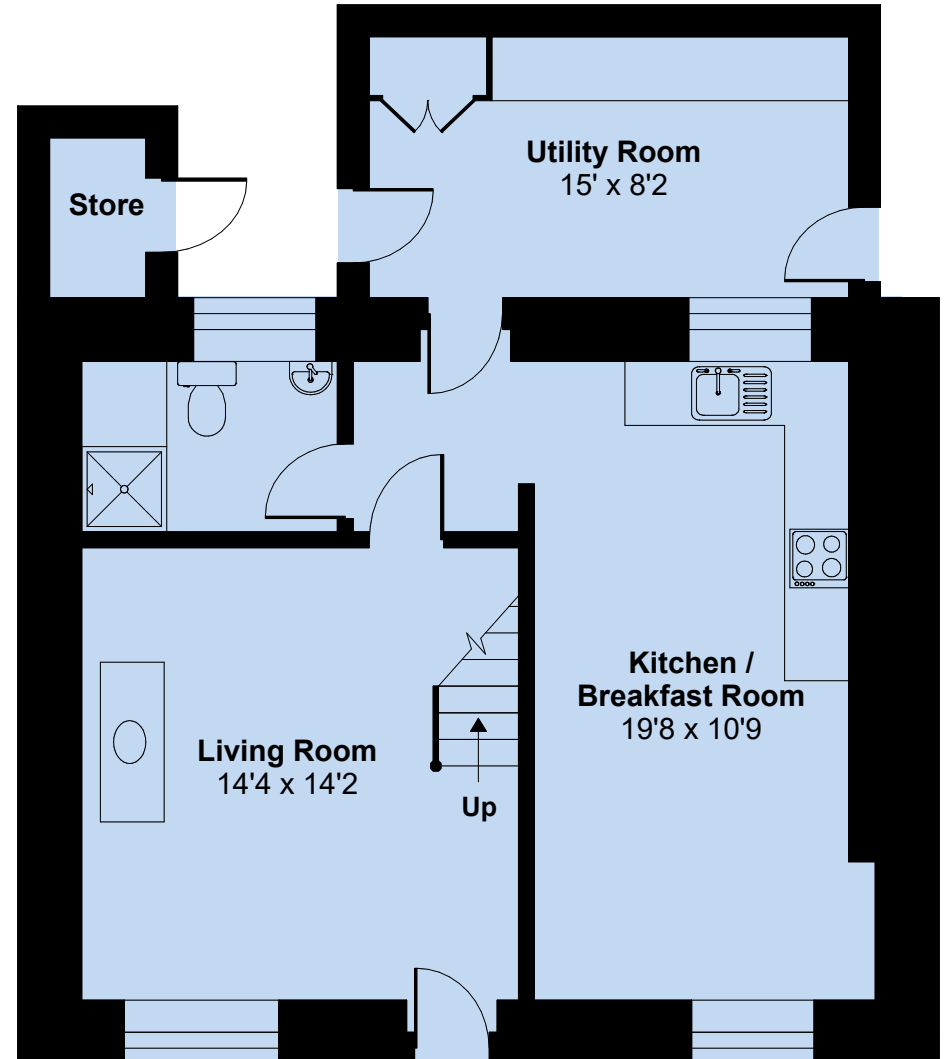
# Gilly Cottage

Main House: 1133 sq ft / 105.3 sq m  
 Outbuilding: 15 sq ft / 1.4 sq m  
 Total Approx Floor Area: 1148 sq ft / 106.6 sq m

For identification only – Not to scale.



FIRST FLOOR



GROUND FLOOR





## OUTSIDE

To the front of the property there is parking for two vehicles. Detached from the property and directly opposite is an area of garden which borders the stream with trickles into sea over rocks. This area is larger than one might expect and is currently home to a plethora of large gunnera. From this area there are breathtaking views of Lamorna Cove, the surrounding coastline and out to sea.

To the rear of the property, to one side is a store with steps to the side rising to an elevated patio area, perfect for barbecues and alfresco dining. This area maximises the sunny aspect which the property has.

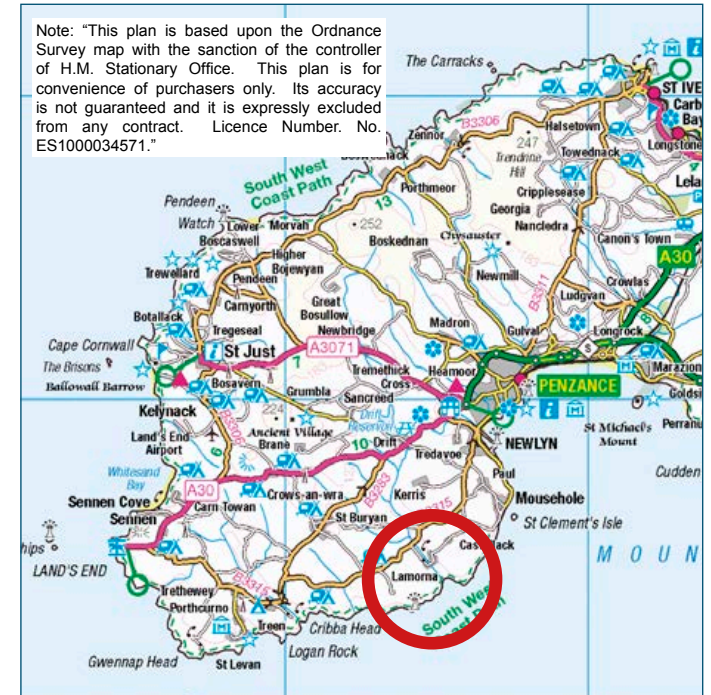
## GENERAL INFORMATION

**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 6XQ.

**SERVICES** – Mains water and electricity. Private drainage – shared system with the detached neighbour.

**COUNCIL TAX BAND** – E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).



**DIRECTIONS** – From Newlyn proceed up Chywoone Hill and out into the countryside. After a couple of miles turn left signposted to Lamorna Cove and proceed through the blissful wooded valley, passing Lamorna Wink Inn on your left hand side and continuing down into Lamorna Cove. For the entrance to the main Lamorna Cove car park, turn left where Gilly Cottage can be found as the last of a row of terraced cottages on the left hand side.

**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.**



*View from above and behind cottage*







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[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com) | 01872 273473 | email [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)