



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9200

£475,000

Chymorvah,
Chywoone Hill, Newlyn, Penzance, Cornwall, TR18 5AR

FREEHOLD



An iconic landmark building of circa 2,000sq.ft. providing vast garaging and studio/workshop space with 3 double bedroomed accommodation over and a full width roof terrace with views across Newlyn harbour and Mounts Bay to St Michael's Mount. A building of great originality with enormous potential for improvement and many possible uses, in a prominent location.





SUMMARY OF ACCOMMODATION

Ground Floor: dining room, kitchen, lounge, 3 double bedrooms, bathroom.

Lower Ground Floor: 27'9" x 27'7" studio/workshop/garaging with wc. 18'7" x 14' single garage, utility/shower room.

Outside: 42' x 8'8" full width terrace facing the views and planted beds to the side of the property.

DESCRIPTION

Chymorvah is believed to have originally been built about 1923 as a prominently positioned garage on Chywoone Hill. The building certainly has an air of Art Deco about it and much of its originality has been preserved. At first floor level and on the roof are columned balustrades with the first floor ones protecting a full width of the building roof terrace from where there are astounding elevated views across Newlyn harbour and Mounts Bay to St Michael's Mount and along the Lizard Peninsula coastline.

The lower floor is dedicated to an enormous workshop, garaging and entertaining space with a further garage beside with internal partitions creating a wc and utility/shower room. This enormous space has been used by our client as a garage and entertaining space but has so many other potential possibilities.



The first floor accommodation can either be approached via a path and gateway opening onto the terrace or via a flight of steps which rise up past shrubs at the side of the property. The front door opens beside two external stores into the dining room with a small kitchen and bathroom beside each other at the front. Across the central part of the front of the property is a lounge with the master bedroom on the south western end also having a window facing the view. The two other double bedrooms have internal windows looking through the lounge to the sea, but all three bedrooms and the dining room also have large roof windows filling the rooms with light. The accommodation keeps much of its originality including huge Crittal windows facing the view.

Chymorvah has so much potential including extending out onto the terrace, especially to create a much larger kitchen and/or bathroom. There is of course also the consideration as to how to best use the enormous high ceilinged



ground floor which could either continue as a studio and garaging or become workshops, a café or even converted into further residential accommodation, all of these of course subject to all necessary consents first being obtained. We unhesitatingly recommend a viewing to appreciate this unique landmark building.



LOCATION

Chymorvah is close to the harbour and fish market and just a short walk from a good selection of shops and a beach overlooking Mounts Bay. Newlyn has an ever improving range of services including an excellent delicatessen, grocer, various restaurants and inns and the recently opened and acclaimed Newlyn Film House cinema. Penzance has the widest selection of shops and facilities in west of Cornwall including a full range of schooling, museums, a hospital, supermarket and many well known high street retailers.

A couple of miles to the south of Newlyn is the picturesque harbourside village of Mousehole and beyond this is Lamorna Cove made famous by its potters. Newlyn is well known for its fishing fleet but also for the Newlyn School of Art and is still regarded as an artists' hub today with many studios and galleries throughout the town. Between Penzance and Marazion are long sandy beaches which conclude at the tidal foot causeway to St Michael's Mount. There are many other beaches and coves to explore around the local area as well as the South West Coast Path and many inland walks through beautiful rugged countryside. To the north are the surfing beaches around St Ives, also renowned for its artists community and access to the area is excellent either by road on the A30 expressway which is mostly dual carriageway all the way to the motorway network at Exeter, or via train from Penzance where there is a mainline terminus.

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



GARAGE / STUDIO / ENTERTAINING SPACE – 27'9" x 27'7". High level windows on two elevations, pedestrian door to the front and additional pair of doors for vehicular access. Power and light, 11' high ceiling. Doorway to:-

UTILITY / SHOWER ROOM – 12'7" x 8'6". Found to the rear of the garage and borrowing light from the garage through a window. Sink and drainer with tap over. Curved glazed screened shower enclosure. Power and light, plumbing for a washing machine.

GARAGE – 18'7" x 14'. Remote electrically operated roller shutter door, 11' high ceiling, power and light.

UPPER GROUND FLOOR

A driveway leads off Chywoone Hill to a pair of cottages beyond Chymorvah and off this drive a flight of steps rise up beside a camellia tree, to the front door which has two stores beside it ideally placed for recycling etc. The front door opens to:-

DINING ROOM – 12'10" x 11' max. Window over the door and further sash window to the side. Roof window filling the space with light. Moulded architraves, picture rails and dado rails. Mains gas fire (not



used or tested). Painted panelled door with internal window over opening to the lounge and a doorway to:-

KITCHEN – 6’9” x 6’. Crittal Window taking in fantastic views over Newlyn harbour and across Mounts Bay. Painted fronted base level units and wall mounted shelves with tiled worktops and a stainless steel sink and drainer with chrome taps. Mostly painted woodboarded walls and ceiling. Mains gas fired boiler, space for a fridge/freezer and freestanding dual fuel cooker with tiled surround. Potential to extend over the terrace.



LOUNGE – 16’8” x 8’10”. Extensively glazed with Crittal windows and a multi pane door opening onto the terrace and facing out across the harbour and Mounts Bay to St Michael’s Mount and the Lizard Peninsula coastline. Moulded architraves around the windows, moulded picture rails and dado rails. Internal windows and obscure glazed doors lending light to the two back bedrooms and a further obscure glazed door opening to the principal bedroom. Door to:-



BATHROOM. White enamelled cast iron bath with chrome mixer tap, wall mounted shower, glazed shower screen and surrounding tiles. White cantilevered wash basin with chrome taps, white wc. Crittal window enjoying the views. Area of woodboarded wall, tiled floor. Potential to extend over the terrace.



BEDROOM 1 / SITTING ROOM – 19'3" x 10'. Broad Crittal window facing the view, additional large roof window. This room has been stripped to deal with a damp problem which requires a simple remedy and then redecoration. There is a former fireplace on one wall.

BEDROOM 2 – 11' x 10'. Internal Crittal window looking through the lounge to the sea. Large roof window, hanging area with shelf over.



BEDROOM 3 – 10' x 9'8". Internal Crittal window looking out through the lounge windows to the view. Large roof window. Fitted shelving across one entire wall.

THE TERRACE

The terrace stretches the full width of the property extending to 42' x 8'8" and commands outstanding views over Newlyn harbour with all of its comings and goings and across Mounts Bay to St Michael's Mount and the Lizard Peninsula. The terrace is paved with a white painted Art Deco style balustrade to the front mirrored by one on the roof above. A pedestrian gate to one side opens onto a walkway down to Chywoone Hill.

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 5AR.

SERVICES – Mains water, drainage, electricity and gas.

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


DIRECTIONS – Entering Newlyn from Penzance proceed over the bridge and at the crossroads go straight ahead onto Chywoone Hill. After a few hundred yards the road begins to broaden and Chymorvah will be found on the right hand side. There is generally on road parking available just beyond Chymorvah although the property has significant garage space for the owners.

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

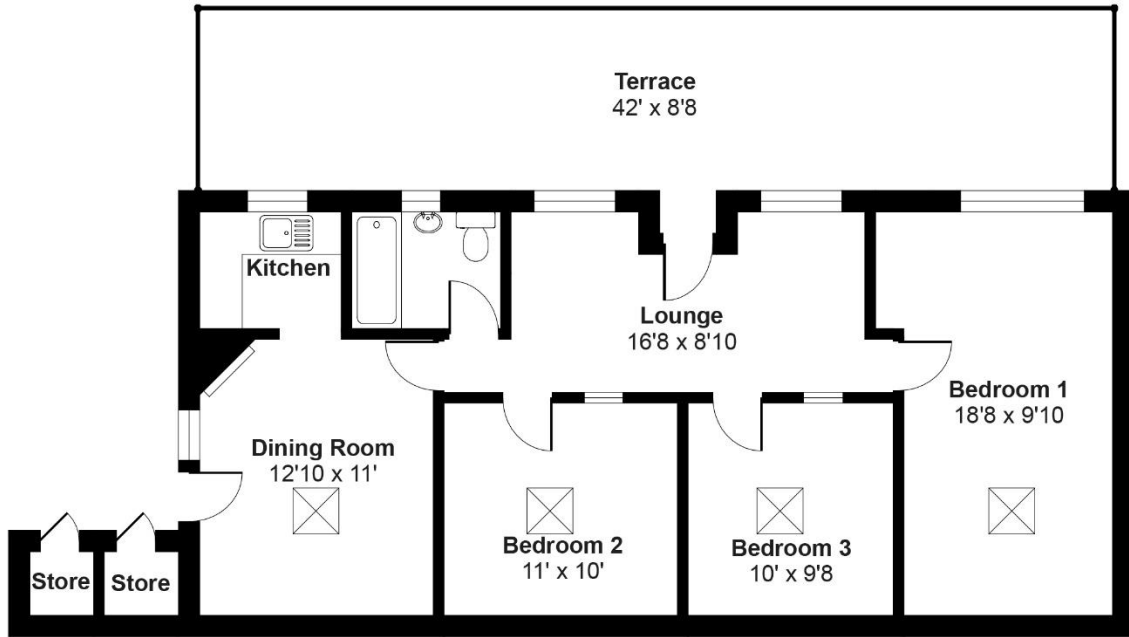
Approved Redress Scheme

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

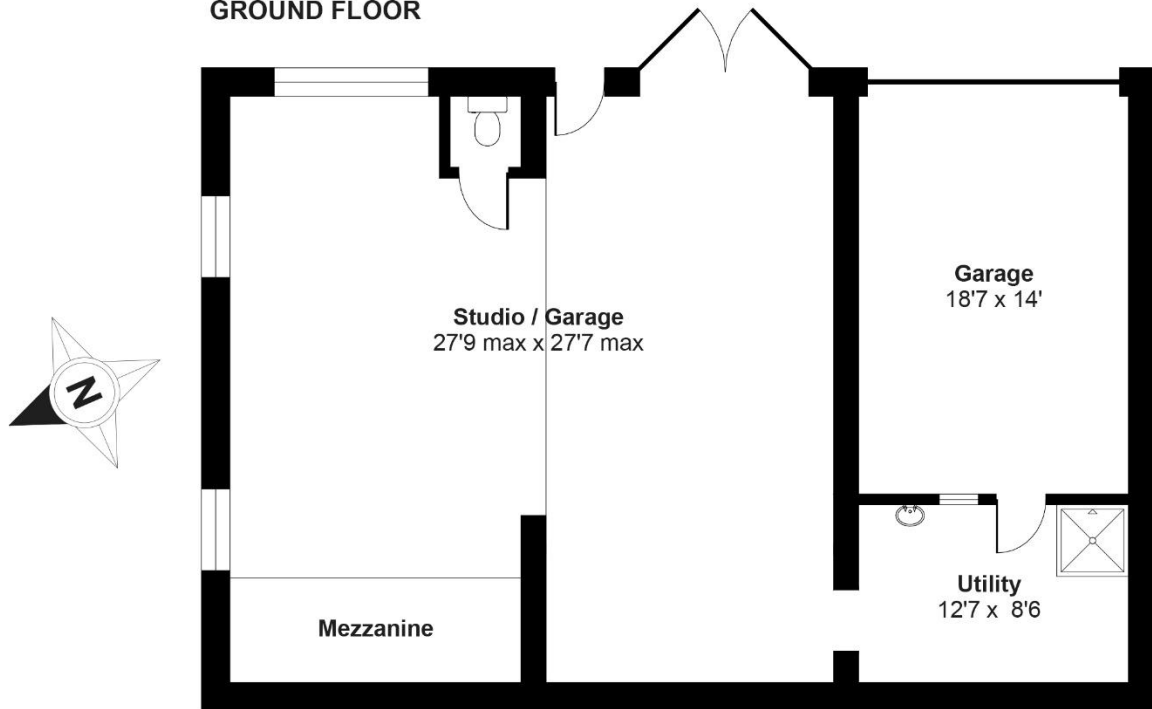
Not to scale – for identification purposes only.

Chywoone Hill, Newlyn, Penzance

APPROX. GROSS INTERNAL FLOOR AREA 1967 SQ FT (EXCLUDES STORES)



GROUND FLOOR



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

