



6 St. Marys Terrace, Penzance, Cornwall

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

6 St. Marys Terrace, Penzance, Cornwall, TR18 4DZ

An impressive 4 bedroomed Grade II listed Georgian townhouse with wonderful views and moments from the seafront.

Seafront 240 meters | Newlyn 1 mile | Marazion 4 miles | St. Ives 8 miles | Truro 29 miles

Kitchen/dining room | Utility | Hobby room
Living room | Shower room | Study | Two first floor bedrooms | Second floor principal bedroom | Family bathroom | En suite loft bedroom
EPC Rating D

The property

Set in one of the finest period terraces in the picturesque town of Penzance, stands a stunning four-bedroom, four-storey Grade II listed Georgian townhouse that epitomizes elegant coastal living. Situated just 240 meters from the seafront, close to the town centre and offering peaceful views of the Morrab Gardens and the sea, this residence is a harmonious blend of historical charm and modern comfort.

Granite steps lead up to an entrance vestibule and spacious inner hallway, this entrance level boasts a 26', dual aspect sitting room. Proudly displaying sash windows, wooden shutters, tall ceilings, picture rails, ornate cornicing and wood burner on a stone hearth and detailed stone surround, telling you everything you need to know about this fine period home. This property, unlike others in the terrace boasts a great extension to the rear, meaning this floor also enjoys a well-appointed shower room and beyond, a great study.

The bright lower ground floor houses a characterful and comfortable kitchen dining room with a beautifully hand crafted bespoke

oak kitchen with granite worktops, integrated electric double oven and hob plus space for a fridge and dishwasher. This opens to a sweet courtyard garden to the rear whilst a beautiful window set in the spacious dining area looks out to the well stocked suntrap front garden. Further to this floor is a generously sized galley style utility with hobby room beyond.

The sea view improves as you ascend the floors, with a choice of generous bedrooms to be the principal option. There are two first floor double bedrooms with the larger enjoying a westerly aspect from the beautiful sash window. Directly above is a similarly sized room with wonderful period features, original cast iron fireplace, built in wardrobe and improved views across Morrab Gardens and along the coastline to Newlyn. This floor is home to a sizable and well-appointed family bathroom. Finally, the loft room offers a great en suite fourth bedroom with generous storage and delightful exposed beams.

Outside

In addition to the charming rear courtyard is a larger, west facing paved front garden enjoying further seating and outside dining space with mature shrubs and borders. Feeling like a peaceful extension of the private front garden, is the magical Morrab Gardens, dating back to 1880, with Victorian band stand, meandering paths and tranquil seating areas it's just a few meters stroll from your front door.



Location

Penzance is a charming coastal town renowned for its scenic beauty, tropical gardens and rich cultural heritage with a beautiful backdrop of period architecture. West Cornwall is steeped in art history, Penzance still boasting a vibrant arts scene with the Penlee House Gallery and Museum and beautiful galleries: The Exchange (contemporary space in Penzance) and nearby Newlyn Art Gallery.

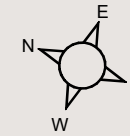
The town offers many boutique stores and independent, bars, cafes and wonderful seafood restaurants. The beautiful coastline is popular for many leisure activities, the famous expansive promenade leads to Jubilee Geothermal pool, Britain's largest seawater Lido. Sitting in the shadow of the historic and picturesque St. Michael's Mount, Mounts Bay is popular with windsurfers and kayakers alike.

A new, level cycle trail connects Penzance to Marazion, home to great pubs and restaurants. The SW Coast Path leads to longer adventures, exploring the rugged landscape past picturesque fishing villages: Mousehole and Lamorna and onto the Minnick Theatre at Porthcurno and other hidden gems on route to Lands End.

There are great transport links, with the A30 nearby and a mainline service to London Paddington. Newquay Airport is 39 miles away, offering daily flights to London Gatwick and international destinations.



Floorplans
House internal area 2,260 sq ft (210 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

What3words: ///homeward.trim.joins

General

Local Authority: Cornwall Council
Services: Mains gas, electricity, water and drainage.
Council Tax: Band E
Tenure: Freehold
Guide Price: £695,000

Cornwall

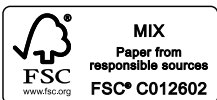
24 Southernhay West. Exeter, EX1 1PR

01872 301 664

cornwall@struttandparker.com
struttandparker.com



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