

White Chimneys Cottage

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Penzance, TR20 8DA

Penzance - 4 miles Marazion - 2 miles Hayle - 3 Miles

Well presented 3 semi-detached traditional cottage with off street parking and Gardens.

- 3 Bedrooms
- Off Street Parking
- Courtyard
- Recently Extended
- Freehold
- Character Cottage
- Gardens
- Carport
- Modern Kitchen
- Council Tax Band D

Guide Price £359,500

SITUATION

Cockwells is a charming and well-regarded village situated within the picturesque countryside of West Cornwall, enjoying a peaceful rural setting whilst remaining conveniently positioned for access to the surrounding towns and coastal attractions. The historic harbour town of Penzance lies a short distance to the west, overlooking the beautiful waters of Mount's Bay. Once a bustling market centre, Penzance remains the principal commercial hub for the Land's End peninsula, offering an extensive range of amenities, including independent shops, supermarkets, restaurants, leisure facilities and both state and private schooling.

To the south lies the historic town of Marazion, internationally recognised for the iconic St Michael's Mount. Connected to the mainland by a tidal causeway, once followed by pilgrims, the island is home to an impressive castle and subtropical gardens, with the historic St Aubyn family continuing their longstanding association with the Mount. Marazion also offers a beautiful sandy beach and is particularly popular for a variety of watersports, including windsurfing, kitesurfing and sailing.

The surrounding countryside provides an abundance of opportunities for walking and outdoor recreation, with numerous scenic routes and access to the wider network of Cornish footpaths. The stunning coastline and South West Coast Path are also within easy reach, whilst the picturesque harbour town of St Ives, renowned for its artistic heritage, galleries, beaches and vibrant coastal atmosphere, provides a further popular destination.

Cockwells offers an appealing balance of rural tranquillity and accessibility to the many attractions, amenities and coastline for which this part of Cornwall is so highly regarded.







THE PROPERTY

This deceptively spacious and well-presented property offers considerably more accommodation than might initially be anticipated, providing a versatile layout ideally suited to modern family living. Having been thoughtfully extended and improved, the property combines generous reception space with practical ancillary accommodation, whilst offering further flexibility for those requiring home working facilities or the potential for multi-generational living.

The ground floor is approached via an entrance porch, leading through to a particularly spacious living room which provides an excellent setting for both relaxing and entertaining. The room enjoys plenty of natural light from multiple windows and retains some attractive character features, including a granite inglenook fireplace and former fireplace recess, with shelving to either side. Stairs rise to the first floor, whilst an inner hallway provides access to the rear courtyard and the remainder of the ground floor accommodation.

The kitchen/dining room is a particular feature of the property, having been extended to create a generous and sociable space, ideally suited to everyday family life and entertaining. Fitted with a comprehensive range of contemporary units and incorporating a range of integrated appliances, the kitchen also benefits from excellent natural light, roof windows and French doors opening directly onto the outside space. A separate utility room provides additional storage and laundry facilities, together with a cloakroom.

Further enhancing the flexibility of the ground floor is a separate home office, currently utilised as a single bedroom. This provides an ideal working environment but could equally lend itself to use as a ground floor bedroom, particularly for those seeking accommodation for an older relative or visiting guests. The adjoining utility room also offers potential for adaptation to incorporate an en-suite facility, subject to the necessary works.

To the first floor are three well-proportioned double bedrooms, all enjoying good natural light, together with a family bathroom fitted with a modern suite comprising a bath with shower over, wash basin and WC. There is also access to the loft space, which houses a positive input ventilation system.

OUTSIDE

The property enjoys a particularly appealing arrangement of outside space. Directly adjoining the kitchen is a private, sheltered patio area, creating an ideal spot for outdoor dining and enjoying the sunshine. Beyond this, a generous garden is positioned slightly elevated to the side of the property, providing a surprising amount of space and an attractive degree of privacy.

Off-road parking for two vehicles is available.

THE GARDEN

A particularly notable feature of the property is its generous rear garden, accessed via steps leading up to an extensive and wonderfully private outdoor space. The garden is well established, featuring a variety of mature shrubs, established planting and trees, creating an attractive and leafy setting with a good degree of privacy. Arranged into several distinct areas, the garden offers considerable versatility and could accommodate a multitude of uses, whether for outdoor entertaining, relaxation, recreational purposes or more traditional gardening. There is also a useful outbuilding and separate studio, providing further flexibility for hobbies, creative pursuits, home working or additional storage. The garden represents a considerable asset to the property, providing an excellent extension of the living accommodation and a superb outdoor space to enjoy throughout the year.

SERVICES

Mains Water, Electricity and Gas
Gas Central Heating.
Triple glazing throughout
Private Drainage - Septic Tank - Inspected/serviced Aug 2026.

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall - 01736 223222

DIRECTIONS

What3words ///fully.youthful.nurtures



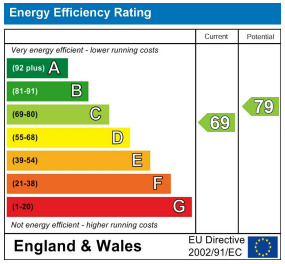




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





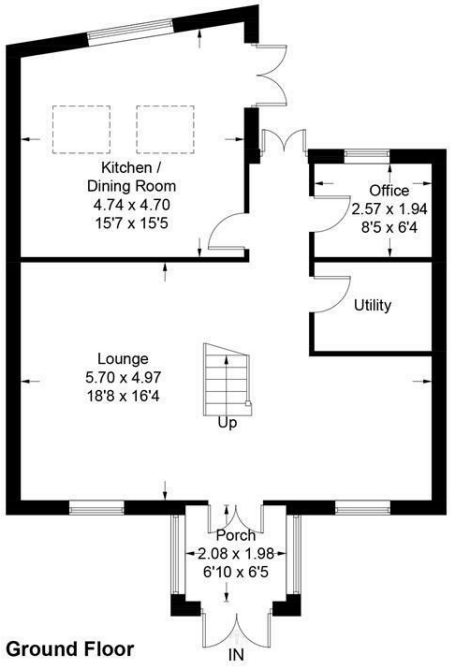


61 Lemon Street, Truro,
Cornwall, TR1 2PE

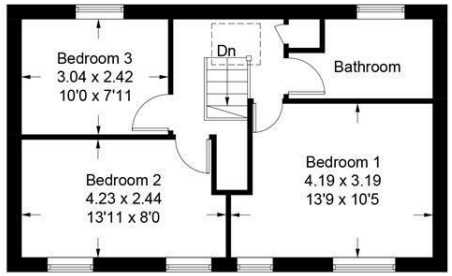
westcornwall@stags.co.uk

01736 223222

Approximate Gross Internal Area = 120.5 sq m / 1296.7 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346455)