



Morsylla

Lamorna Cove, Penzance, Cornwall

A charming waterfront home in a breathtaking private setting just moments from the beach.

Situated in the heart of the famously beautiful Lamorna Cove, Morsylla is one of a handful of exclusive properties that benefit from this peaceful and undisturbed setting. With generous accommodation, parking, two gardens and exceptional sea views, all within 35 metres of the beach, this is a once in a lifetime opportunity.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



PRIVATE PARKING



FRONT & REAR GARDEN



FREEHOLD



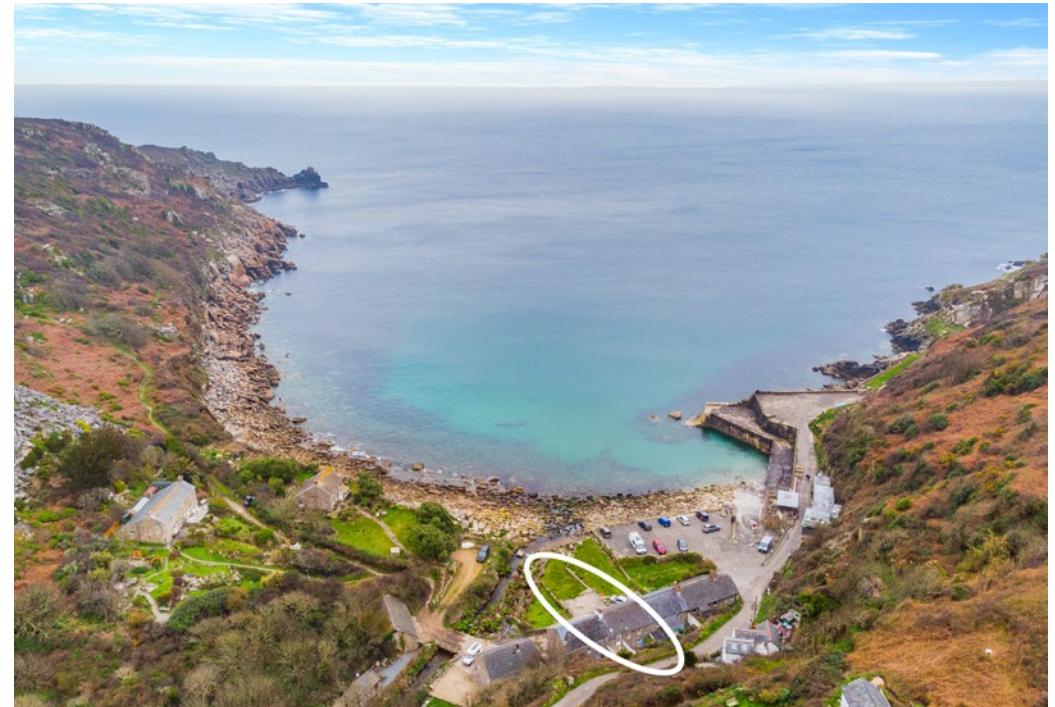
WATERSIDE



1,052 SQ FT



**GUIDE PRICE
£675,000**



The property

Commanding a most extraordinary position in the heart of Lamorna Cove, Morsylla enjoys breathtaking sea views across the private and secluded cove and is uniquely a mere 35 metres from the beach. One of a handful of properties in this magical and undisturbed hidden corner of Cornwall, this beautiful double fronted granite home exudes all of the character and charm you'd expect from a traditional Cornish cottage, but the great proportions, space and light far exceed that and have to be seen to be appreciated.

The central entrance hall with oak flooring serves all principal ground floor rooms. To one side, there is a comfortable sitting room with central fireplace and slate hearth and across the hall, a dining room with built in storage, both showcasing the incredible view and position. The adjoining kitchen is also accessible from the rear hall, both quirky and practical whilst giving the opportunity to add your own stamp to the property. To the rear is a shower room and very useful adjoining utility/laundry room, the perfect place for wetsuits and beach going paraphernalia.

To the first floor there are three double bedrooms, two of which have breathtaking views across the cove and all boasting charming exposed original wooden floors. There is another bathroom to this level and also an access to the rear sun terrace and garden.

Outside

The delightful garden spaces are a welcome surprise for a property of this style and coastal position and serve as a tremendous extension to the home, particularly the large level lawn to the front, separated from the beach only by the tranquil stream that borders it. This is great extra safe space just away from the beach to enjoy the sun all day with that very special view. Adjacent to which is private parking for at least two cars.

To the rear of the property is a very sweet and attractively planted garden, with a storage on the lower level and two decked sun terraces on the upper level, surrounded by mature plants, all enjoying a sheltered west facing aspect to catch the last of the afternoon sun.



Location

Lamorna offers breathtaking scenery and some of the most rugged and undisturbed stretches of coastline in the country. Famously frequented for its beauty by so many artists during the early 20th century, Lamorna Cove has a sandy beach at low tide and is protected by granite harbour walls and rugged cliffs to either side and just up the valley there is a great local pub. Situated on the South West Coast Path between Mousehole and Porthcurno, very well known for the nearby beautiful Pedn Vounder beach, there are brilliant amenities not far away.

Nearby Penzance offers many boutique stores, bars and dining options plus a choice of shopping and schooling. The Jubilee pool is Britain's largest seawater Lido and nearby Mounts Bay is great for windsurfing, overlooked by the historic St. Michael's Mount. Penzance is on the mainline service to London Paddington and Newquay Airport offers daily flights to London Gatwick and international destinations.

Distances

- Lamorna Cove Beach - 35 metres

Nearby Stations

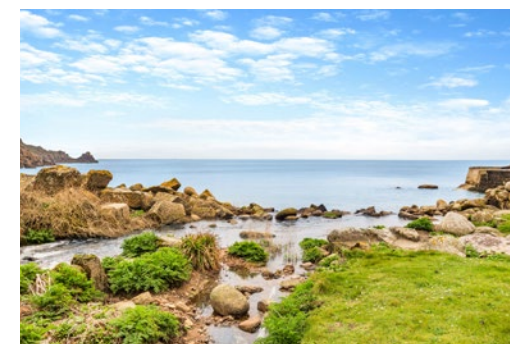
- Penzance - 5.5 miles

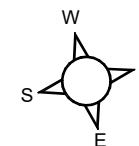
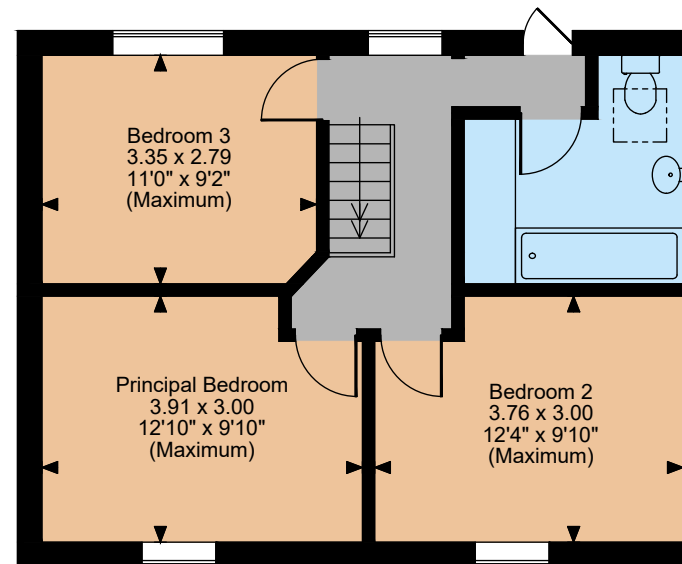
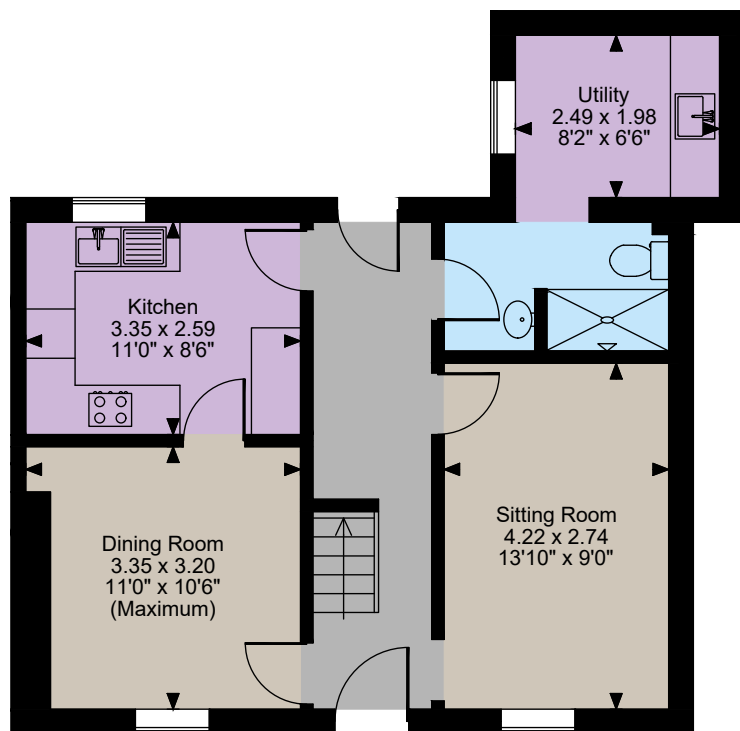
Key Locations

- Mousehole - 3 miles
- Porthcurno - 6.5 miles
- Penzance - 5 miles
- Newlyn - 4 miles
- Minnack Theatre - 6.5 miles

Nearby Schools

- Mousehole Primary School - 3 miles
- St. Buryan Primary School - 3.5 miles
- Mounts Bay School - 6.5 miles
- Penwith College - 6.5 miles





Floorplans

House internal area 1,052 sq ft (98 sq m)
For identification purposes only.

Directions

TR19 6XQ

what3words

///trailer.pocketed.leaves

General

Local Authority: Cornwall Council

Services: Connected to mains water, electricity with private drainage treatment plant (which we understand from our clients to be compliant with current regulations).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: F

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8634979/SS

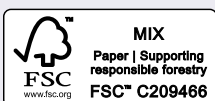
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Cornwall

24 Southernhay West, Exeter, EX1 1PR

01872 301 664

Cornwall@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

