



An Skyber

Trevithal, Paul, Penzance, Cornwall

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning, characterful, coastal home with versatile accommodation, land and sensational sea views.

Enjoying the very best peaceful and tranquil setting with a rural feel within over 2 acres of private grounds, whilst boasting the most sensational coastal panorama produces a highly unique opportunity to call home. A traditional granite exterior opens to c 2300 sq ft of characterful and versatile accommodation of great style and quality, perfectly suited to a wide range of buyers.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE & PARKING



2.17 ACRES



FREEHOLD



COASTAL HAMLET



2,398 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Tucked away in a peaceful West Cornwall hamlet, this wonderful home boasts the best of coast and country living, enjoying over 2 acres of rural tranquillity combined with dramatic expansive sea views across Mounts Bay and beyond. Deceptively spacious, the characterful Cornish stone property is quite the Tardis, as the c. 2300 sq ft of versatile and intriguing accommodation seems to never end with great quirks, charm and views behind every door.

From the entrance hall is a sizable boot room connecting to the garage plus a great utility which opens to the garden at the rear of this first ground floor section. The hall also serves a dual aspect double bedroom/study, a further bedroom, both of which with external doors to the garden, and a well-appointed family shower room.

Beyond is a remarkable, light filled 38' kitchen dining sitting room with stunning vaulted ceilings and Velux windows, double doors to one of the many patios and

also connecting to the conservatory, enveloped by the colourful south facing garden. There is a modern farmhouse feel to the stylish kitchen with granite worktops and peninsula and wonderful electric Everhot range cooker. Finally, an additional wing creates a dual aspect en suite bedroom, currently another study/sitting room.

The first floor rooms showcase the sensational vistas over St. Michael's Mount and the south coast as far as The Lizard Peninsula. The principal suite has been greatly improved by the current owners to enhance the bedroom space, light and view and added a high-quality en suite bathroom with walk in double shower. The spacious balcony is the cherry on top offering a large seating area for the morning coffee and sea air.

Finally, the dual aspect second sitting room exudes charm with vaulted ceilings, large fire place and wood burner plus storage and window seat looking to the sea.



Outside

A private driveway with attractive borders creates a special approach to the home and opens to the first parking area with a further vast parking area the rear where there is an EV charger. Beautifully landscaped and well stocked gardens wrap around the home and provide a wonderful selection of seating areas to ensure sun can be enjoyed throughout the day. From the sheltered enclosed south facing garden and summer house to the peaceful pond and terrace to gaze across your paddock which secures the expansive sea view across Mounts Bay beyond, the gardens are a complete delight with endless peaceful positions to relax.

Location

Situated in rural tranquillity with immediate access to miles of countryside footpaths and bridleways, this small hamlet is conveniently close to beautiful villages and seaside towns such as Paul, Mousehole and Newlyn for everyday amenities, schooling, shopping and restaurants.

West Cornwall boasts some of the most breathtaking scenery and rugged, undisturbed stretches of coastline in the country. The SW Coast path explores many hidden gems and famous landmarks, with The Minnack Theatre and Pedn Vounder beach within a few miles and the picturesque Lamorna Cove is just 2 miles away and it's clear to see why this area was frequented by so many artists during the early 20th century. 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 Mounst Bay is great for windsurfing, overlooked by the historic St. Michael's Mount.

There are great transport links, with the A30 nearby and a mainline service to London Paddington from Penzance. Newquay Airport is 45 miles away, offering daily flights to London Gatwick and international destinations.



Distances

- Paul 0.4 miles
- Newlyn 2 miles
- Mousehole 1 mile
- Lamorna Cove 2 miles

Nearby Stations

- Penzance 3.5 miles
- Penzance Heliport 6.5 miles

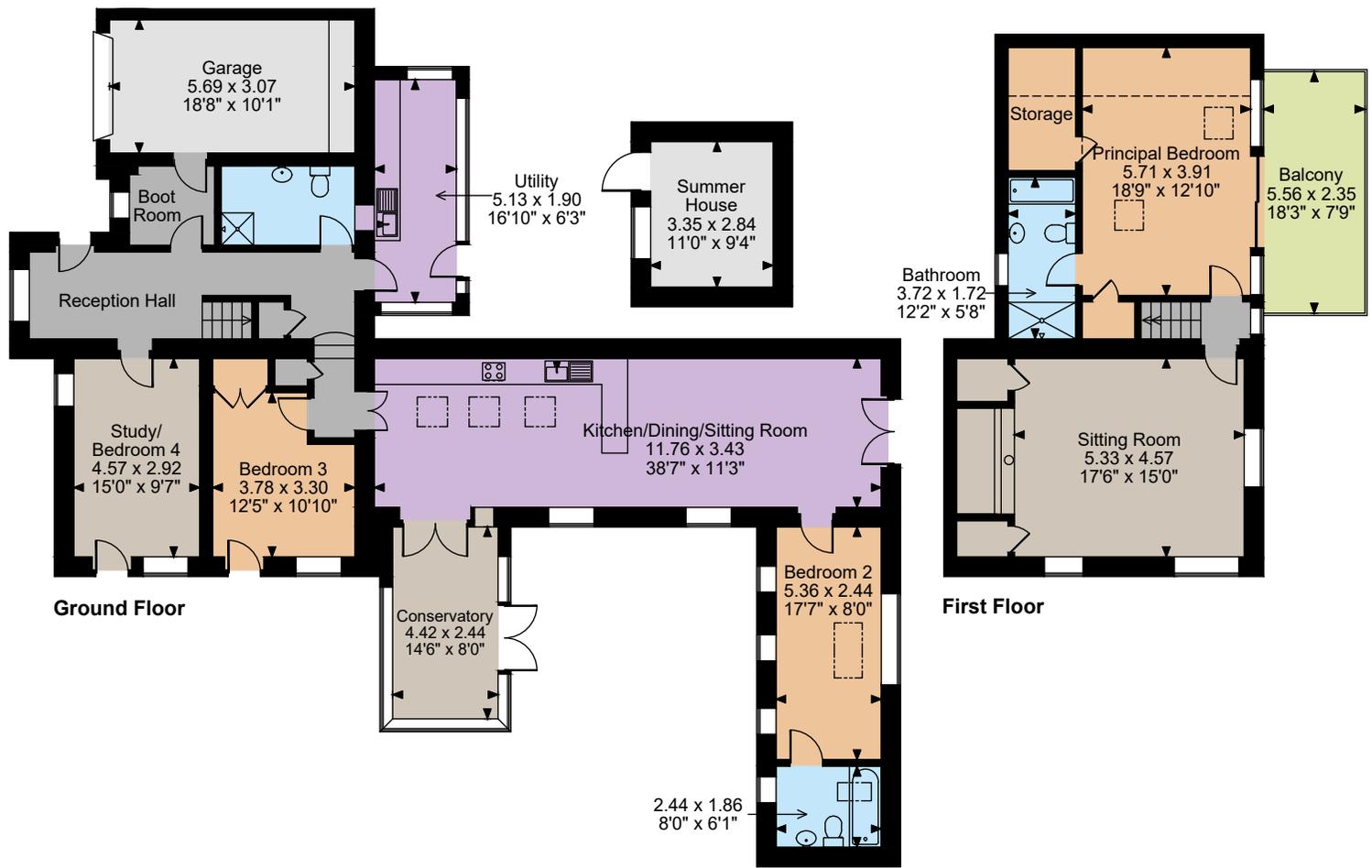
Key Locations

- Pedn Vounder Beach 6.5 miles
- Jubilee Pool 3.3 miles

Nearby Schools

- Mousehole 1 mile
- Newlyn School 2.5 miles
- Mounts Bay School 5 miles
- Penwith College 4 miles





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

□ □ □ □ Denotes restricted head height

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Floorplans
 House internal area 2,398 sq ft (222 sq m)
 For identification purposes only.

Directions
 TR19 6UQ

what3words: ///jolly.regal.shells

General
 Local Authority: Cornwall Council

Services: Connected to mains electric and water with oil fired central heating, private drainage (which we understand to be compliant) and electric vehicle charger.

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

Council Tax: Band G

EPC Rating: F

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