



**Rose Vean, Kelynack**  
**Bosworlas, St. Just**  
**TR19 7RQ**

**ROSE VEAN, KELYNACK, BOSWORLAS, ST. JUST, PENZANCE, TR19 7RQ**

**GUIDE PRICE £325,000 - FREEHOLD**

A detached granite four bedroom house which was previously two, two bedroom cottages in need of renovation set within a rural location with large gardens and parking.

**\* FOUR BEDROOMS \* LOUNGE \* KITCHEN / DINER \* GROUND FLOOR BATHROOM \*  
\* STUDY \* ORIGINALLY TWO COTTAGES \* LARGE COTTAGE STYLE GARDENS \*  
\* IN NEED OF REFURBISHMENT \* RURAL LOCATION \* PERIOD FEATURES \*  
\* EPC = G \* NO ONWARD CHAIN \***

Are you seeking a rural Cornish idyll? Rarely available, this four bedroom detached granite property sits in a secluded and sheltered position close to St Just in West Penwith. Large mature gardens surround the house and offer opportunities to extend (subject to any necessary planning permissions). This character property with a sunny front aspect has huge potential for someone with vision to create a beautiful residence. Originally two cottages and could easily be converted back to two semi detached dwellings. Parking for several vehicles, granite outbuilding and greenhouse. A full renovation project, priced accordingly at £325,000 ono. Viewing highly recommended.

**WOODEN DOOR INTO:**

**MAIN HALLWAY:** Open beamed ceiling, stairs rising, window to the front. Door to:

**KITCHEN:** 12' 8" x 8' 5" (3.86m x 2.57m) Window to the front, beamed ceiling, inglenook fireplace with range cooker (not working), sink unit.

**BATHROOM:** Window to the rear, pedestal wash hand basin, low level w.c., bath.

**STUDY:** 12' 8" x 6' 8" (3.86m x 2.03m) Window to the front, beamed ceiling. Door to:

**SECONDARY HALL:** Stairs rising, door to front garden.

**LOUNGE:** 12' 8" x 11' 6" (3.86m x 3.51m) Window to the front, open fireplace, open beamed ceiling.

**STAIRS FROM SECONDARY HALL TO:**

**BEDROOM ONE:** 13' 5" x 11' 4" (4.09m x 3.45m) Window to the front.

**BEDROOM TWO:** 13' 4" x 10' 0" narrowing to 6' 9" (4.06m x 3.05m - 2.06m)

**STAIRS FROM MAIN HALL TO:**

**BEDROOM THREE:** 13' 5" x 11' 4" (4.09m x 3.45m) Window to the front.

**BEDROOM FOUR:** 13' 4" x 10' 7" narrowing to 7' 0" (4.06m x 3.23m - 2.13m)

**OUTSIDE:** To the front of the property there is parking for several vehicles, large established gardens which are presently overgrown with various outbuildings to comprise of aluminium greenhouse, block and granite stores, wooden building to the side of the property, further gardens to the rear.

**SERVICES:** Mains water and electricity, private drainage.

**DIRECTIONAL NOTE:** From Penzance proceed in a westerly direction towards St Just, upon reaching St Just take the turning left signposted towards Sennen into the hamlet of Kelynack. Turn left in the village and proceed along this lane turning left into Kelynack Touring Park. Once into the touring park take the second right and follow the road around whereby the property can be found directly in front of you.

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or Marshall's of Mousehole (01736) 731199

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234100)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)

