

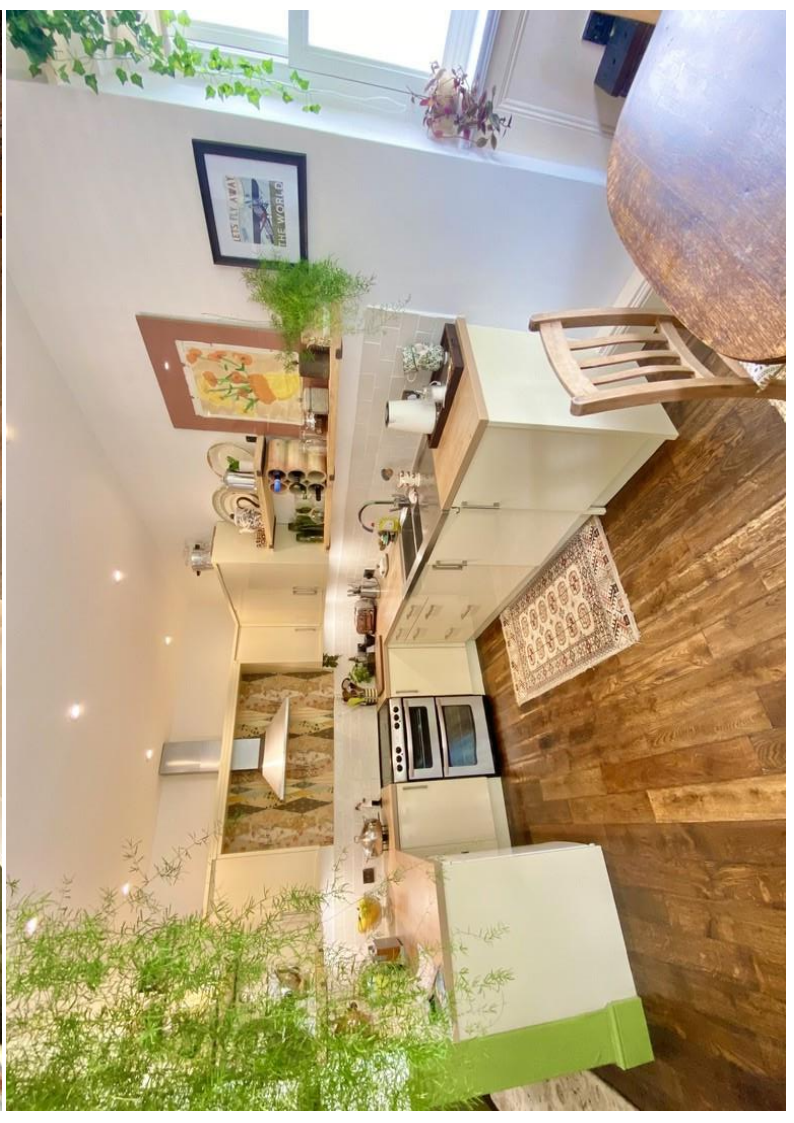


22 Cape Cornwall Street

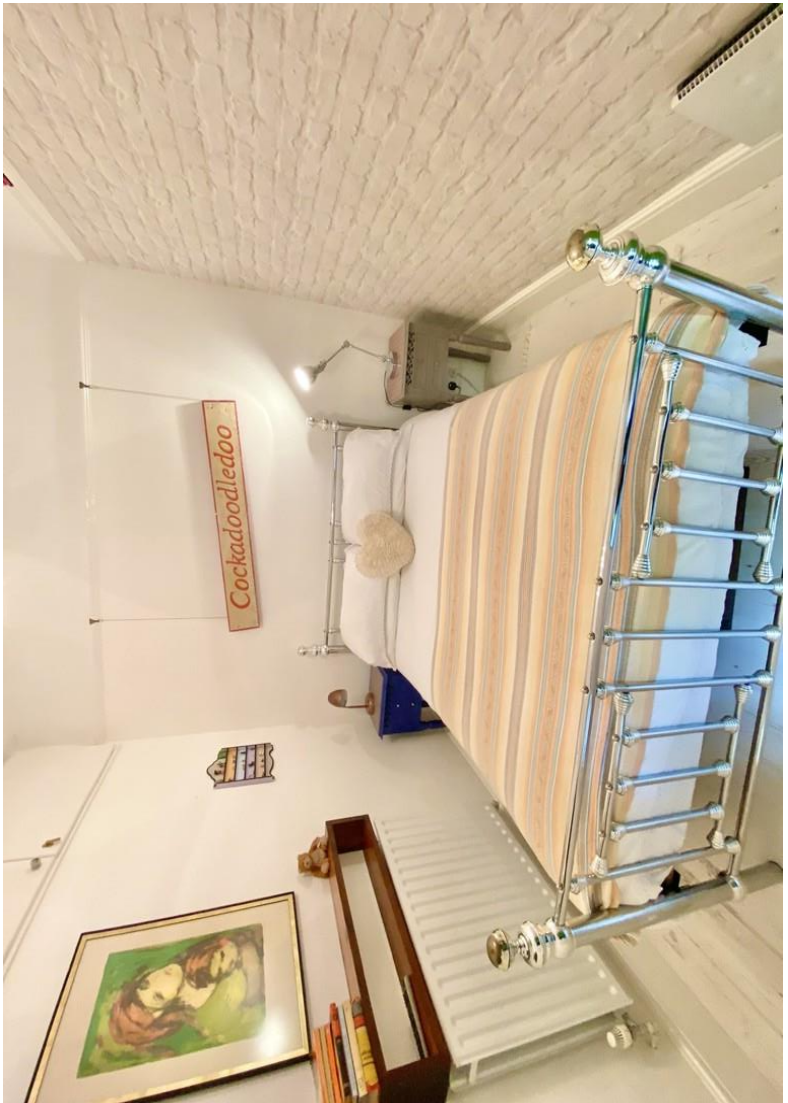
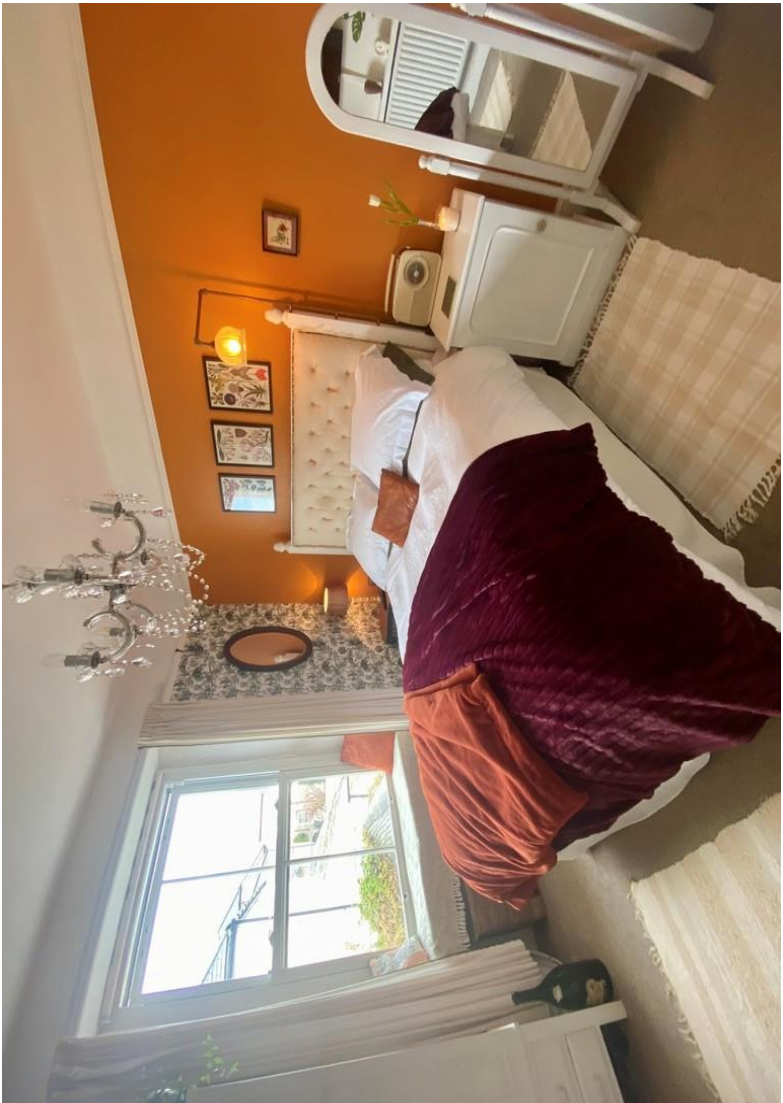
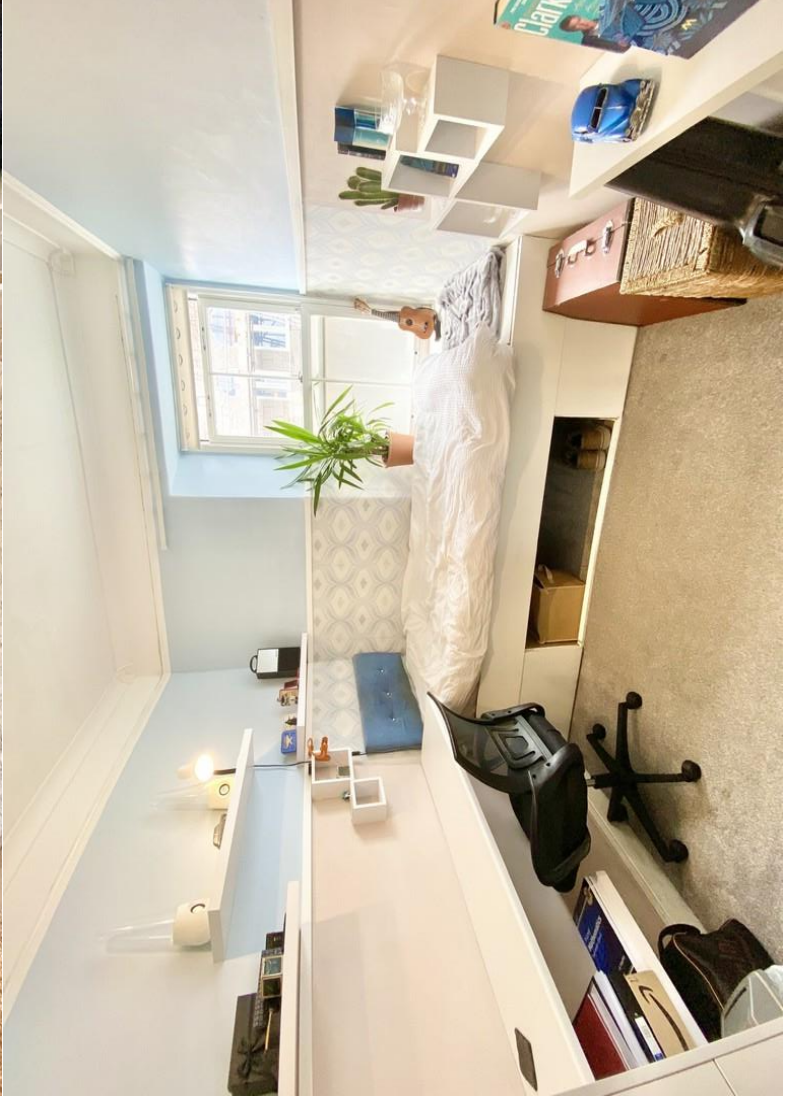
St. Just

TR19 7JZ















**22 CAPE CORNWALL STREET, ST. JUST, PENZANCE, TR19 7JZ**

**GUIDE PRICE £600,000 - FREEHOLD**

A beautifully presented four bedroom detached late Victorian town house with one bedroom annex and shop situated within the centre of the popular town of St Just in a level walking distance of all the amenities.

**\* FOUR BEDROOMS \* FIRST FLOOR BATHROOM \* LOUNGE \* KITCHEN / DINING ROOM \*  
\* ONE BEDROOM ANNEX \* SHOP / COMMERCIAL PREMISES \*  
\* REAR ENCLOSED GARDEN \* MANY PERIOD FEATURES \* DOUBLE GLAZING \*  
\* GAS CENTRAL HEATING \* TOWN CENTRE LOCATION \* EPC = G \***

This beautifully presented and much improved detached late Victorian residence is a credit to the present vendors and must be viewed internally to fully appreciate this fully adaptable accommodation. Situated in the centre of St Just within close walking distance of all the amenities to include both the schools, supermarket and town centre. The accommodation comprises of a lounge with bay window, kitchen/dining room, utility room and shop/commercial premises and further potential, a one bedroom annex on the ground floor which would be suitable for either Airbnb or a dependant relative. On the first floor there are four spacious bedrooms and a family bathroom with separate shower cubicle. The large loft has been fully insulated and boarded with power and light and has Velux windows which could be converted to provide further accommodation (subject to any necessary permissions). To the rear of the property there is a fully enclosed garden with established shrubs and plants with an area laid to artificial lawn and cobble with raised bedding areas. The property is beautifully presented throughout and offers accommodation which really needs to be viewed internally to be fully appreciated.

**HALF GLAZED DOOR AND SKYLIGHT OVER INTO:**

**VESTIBULE:** Wood panel walls, half glazed stained glass door with fanlight over into:

**MAIN HALLWAY:** Period features to include dado rail, picture rail and ceiling rose, wood floor, radiator, stairs rising. Doors to:

**LOUNGE:** 14' 2" x 10' 2" (4.32m x 3.1m) Double glazed bay window to the front with wood panelling, radiator, wood floor, open fireplace to one wall with wooden surround and slate hearth, shelved recesses to either side with cupboards under, picture rail, ceiling cornices, further fitted bookshelves to one wall.

**DOOR FROM MAIN HALLWAY INTO:**

**KITCHEN / DINING ROOM:** 17' 0" x 8' 0" (5.18m x 2.44m) Wood floor.

**DINING AREA:** Double glazed windows to the side and rear, doors to garden and cloakroom/utility, radiator.

**KITCHEN AREA:** Inset spotlights, range of base and wall mounted gloss units, work surface and tiling, space for electric cooker, extractor fan, plumbing for washing machine or dishwasher, one and a half bowl stainless steel sink unit.

**CLOAKROOM / UTILITY:** Window to the rear, w.c., wash hand basin, plumbing for washing machine with work surface over, understairs storage cupboard.

**DOOR FROM MAIN HALLWAY INTO:**

**SHOP / SECONDARY LOUNGE:** 15' 0" x 13' 6" (4.57m x 4.11m) Two double glazed sash windows and door to the front, open fireplace to one wall, radiator. Door to:

**ANNEX**

**HALLWAY:** Laminate wood floor. Door to:

**BEDROOM:** 11' 0" x 8' 3" (3.35m x 2.51m) Radiator, picture rail, double glazed sash window to the rear with window seat under, high level storage cupboards, electric wall mounted heater.

**HALLWAY OPENS INTO:**

**KITCHEN / BREAKFAST ROOM:** 12' 0" x 6' 4" (3.66m x 1.93m) Tiled floor, window and door to rear, open beamed A frame ceiling, base units with work surface and tiling over, single drainer stainless steel sink unit, electric cooker point.

**UTILITY AREA:** Tiled floor, plumbing for washing machine, space for fridge. Door to:

**SHOWER ROOM:** Window to the rear, extractor fan, inset spotlights, w.c., pedestal wash hand basin, fully tiled shower cubicle, wall heater.

**FIRST FLOOR**

**LANDING:** Full length window to the rear with wood panelling surround, access to large loft space with Velux windows being fully boarded with power and light, floor to ceiling airing cupboard with fully slatted shelving and hot water tank. Door to:

**BEDROOM ONE:** 12' 0" x 12' 0" (3.66m x 3.66m) Double glazed sash window to the rear with window seat under, radiator, picture rail and ceiling rose, walk in wardrobe.

**BEDROOM TWO:** 12' 6" x 11' 6" (3.81m x 3.51m) Sash window to the front, picture rail, ceiling cornices, radiator.

**BEDROOM THREE:** 11' 3" x 8' 3" (3.43m x 2.51m) Sash window to the front with window seat under, radiator, built in wardrobe.

**BEDROOM FOUR:** 11' 6" x 7' 7" (3.51m x 2.31m) Sash window to the front, built in single bed, radiator.

**BATHROOM:** Double glazed sash window to the side, bath, w.c., pedestal wash hand basin, fully tiled mains shower cubicle, extractor fan, radiator.

**OUTSIDE:** To the rear of the property there is a fully enclosed garden with gated access to the side of the property and to the annex. The annex has a small garden laid to pebbles for ease of maintenance with a raised flower bed. The main garden is laid to artificial turf with established Rose arbour, shrubs plants and trees, further raised flower beds.

**DIRECTIONAL NOTE:** From Penzance, proceed into St Just taking the turning left by the town clock into Cape Cornwall Street whereby the property can be found on your right hand side.

**SERVICES:** Mains water, electricity and drainage. LPG central heating.

**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

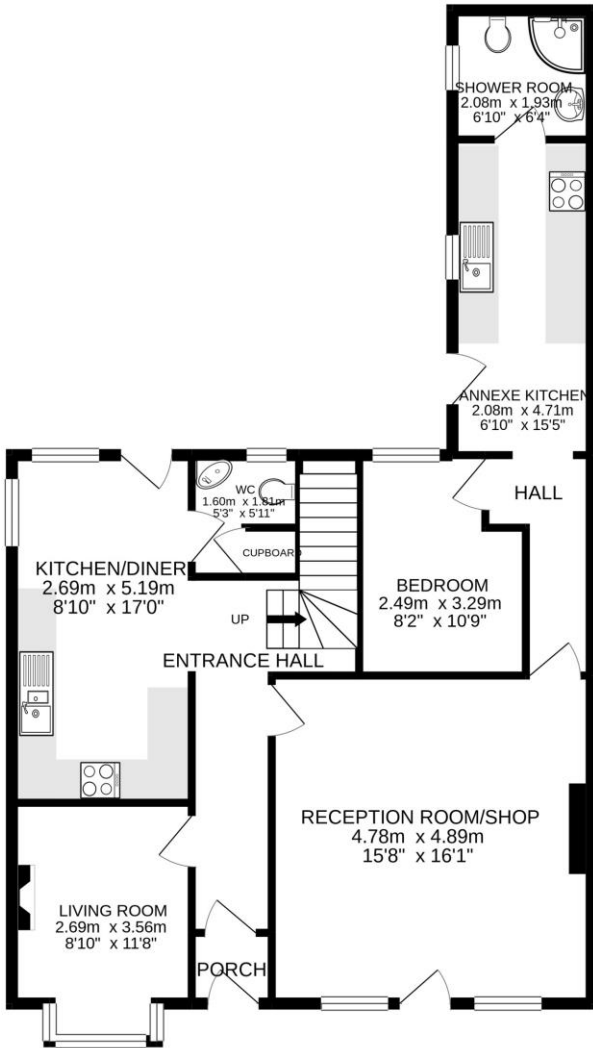
**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234171)

**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.

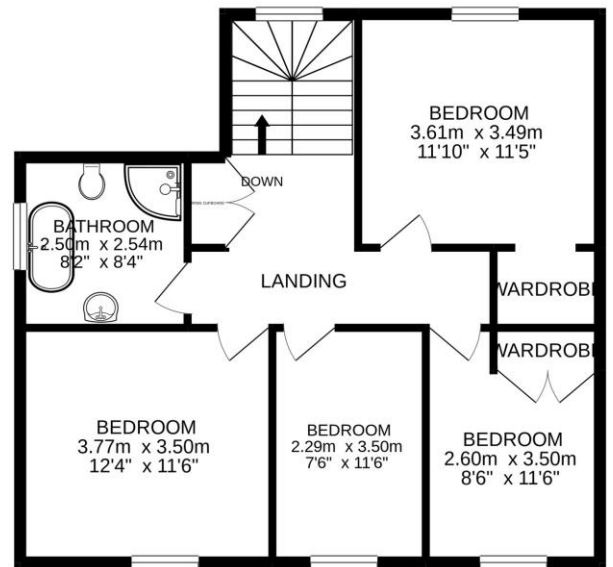
**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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