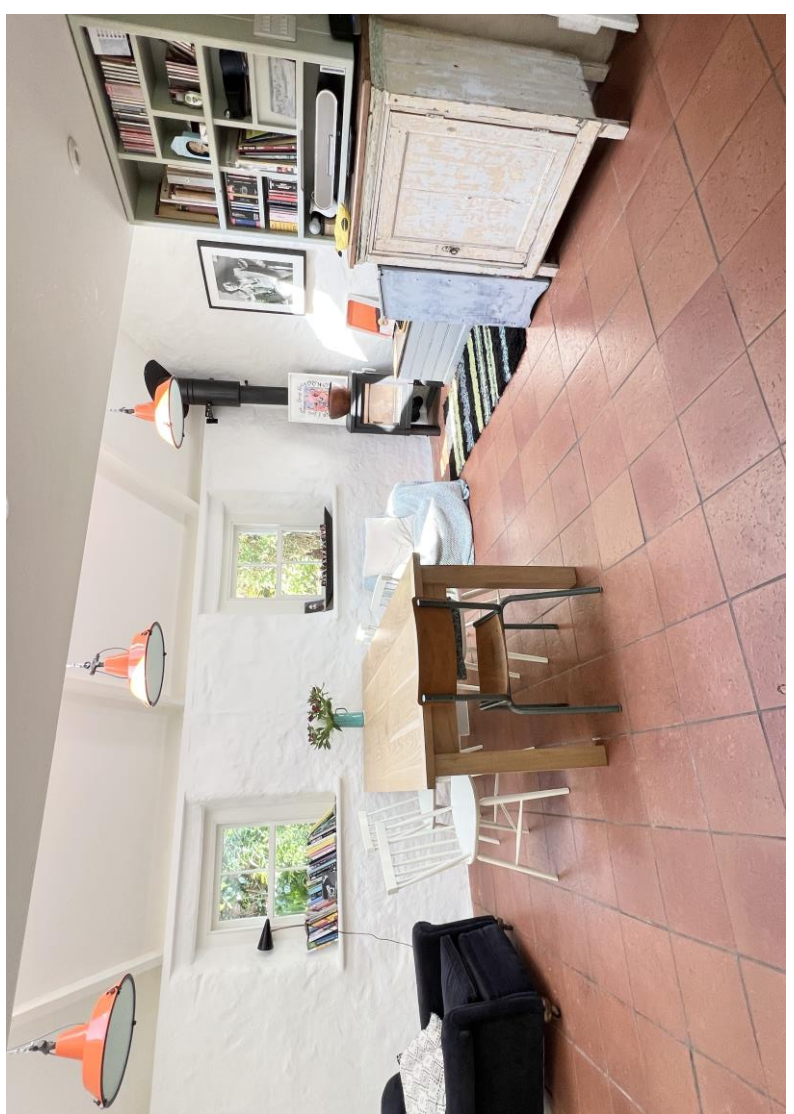




**Sellan House  
Tremethick Cross  
TR20 8UG**









**SELLAN HOUSE, TREMETHICK CROSS, PENZANCE, TR20 8UG**

**ASKING PRICE £750,000 - FREEHOLD**

A beautifully presented Grade II Listed detached four bedroom farmhouse with many period features situated in large established gardens and located in a semi rural location.

- \* FOUR BEDROOMS \* FIRST FLOOR BATHROOM \* LIBRARY \***
- \* SITTING ROOM WITH INGLENOOK FIREPLACE \* UTILITY ROOM \***
- \* KITCHEN / DINING ROOM WITH RANGE COOKER \* PERIOD FEATURES \***
- \* LARGE ESTABLISHED GARDENS \* SMALL PADDOCK \***
- \* GRANITE STUDIO / WORKSHOP \* GRADE II LISTED \* RURAL LOCATION \* EPC = E \***
- \* COUNCIL TAX = E \***

This is a beautifully presented Grade II Listed detached granite farmhouse. The property is bordered by open farmland and is situated in large gardens, part of which are formal gardens with established plants and shrubs. There is a further orchard/paddock to the side of the house. The spacious accommodation which retains many period features to include cornice ceiling, wooden flooring and inglenook fireplaces, comprises of four bedrooms, three of which are double and bathroom on the first floor. On the ground floor there is a library, utility/tack room and sitting room with large inglenook fireplace with inset wood burner. There is a 19ft kitchen/ dual aspect dining room with further inglenook fireplace containing range master cooker. Off street parking for several vehicles and to the rear of the property there is a granite workshop/studio accessed over the cobbled courtyard. This property has been maintained beautifully by the present vendors to give a light airy feel but still retains many of the period features, associated with period granite farm houses.

Wooden front door with glazed skylight into the:

**HALLWAY:** Wood panelling to dado level, slate floor, radiator, turned stair case rising. Doors to:

**LIBRARY:** 12' 4" x 11' 9" (3.76m x 3.58m) Double glazed wood sash window to front with wood panels and window seat under, painted wood flooring, Victorian style radiator, fire place to one wall (not used) with two cupboards to either side fitted bookshelves to three walls.

**UTILITY ROOM:** 12' 2" x 5' 7" (3.71m x 1.7m) Double glazed sash window to rear with window seat under, fitted shelving, tiled floor, Victorian style radiator, wooden work surface with cupboards below and space for fridge freezer, plumbing for washing machine and tumble dryer.

**SITTING ROOM:** 18' 6" x 17' 9" (5.64m x 5.41m) Double glazed window to front wooden shutters and window seat, stripped wood flooring, further double glazed window to rear with shutters and door to outside courtyard, Victorian style radiators x 2, open beamed ceiling, inglenook fireplace housing a Jotu wood burner.

**KITCHEN / DINING ROOM:** 19' 0" x 17' 9" (5.79m x 5.41m) One double glazed window to front and two to the rear, partially vaulted ceiling, tiled floor, range of base units with wooden worksurface over, Belfast sink, plumbing for dishwasher, Rangemaster electric two oven and five ring induction cooker set within an inglenook fireplace, inset spotlights, free standing wood burner, radiator. To the side of the fireplace there is a fitted cupboard with an oil fired combination boiler.

**FIRST FLOOR LANDING:** Access to loft, double glazed multi paned window to rear, shelved cupboard, doors to:

**BEDROOM ONE:** 18' 10" x 12' 5" (5.74m x 3.78m) Double glazed sash window to front and rear with wooden shutters, painted wooden floor, half glazed cupboard to one wall, Victorian style radiator.

**BEDROOM TWO:** 15' 0" x 11' 3" (4.57m x 3.43m) Double glazed window with shutters to front, painted wooden floor, internal windows overlooking the dining room, radiator.

**BEDROOM THREE:** 13' 0" x 8' 9" (3.96m x 2.67m) Sash window with shutters to front, painted wooden floor, radiator.

**BEDROOM FOUR:** 9' 0" x 8' 0" (2.74m x 2.44m) Double glazed sash window to front with wood shutters, painted wooden floor, radiator.

**BATHROOM:** Double glazed sash window to rear with wood shutters, bath with mains shower over, pedestal wash hand basin, WC, fitted wall lights, painted wooden floor, complementary wall tiling.

**OUTSIDE:** To the side of the front garden there is parking for up to two cars. The front garden is approached over granite steps leading to a central path with well stocked shrub and plant borders to either side, the flower borders are stocked with an established range of Camelia bushes and mature trees. The pathway opens into a cottage style garden to the front of the farmhouse and the gated access goes into a meadow / orchard which is bordered to two sides by open farmland and there is a raised grass terraced area. Small granite shed. To the rear of the property there is a cobbled courtyard garden with wood store and a:

**GRANITE BUILT WORKSHOP / STUDIO:** 17' 0" x 7' 5" (5.18m x 2.26m) Cobbled floor, window and three Velux windows, wood burner and two electric wall heaters.

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

**DIRECTIONS:** From Penzance, proceed in a westerly direction, taking the A3071 towards St Just, upon reaching the small village of Tremethick Cross take the left turn towards Sancreed, proceed along this road for approximately one mile, taking the first left, opposite Little Sellan Farm, proceed through the small cluster of houses whereby Sellan House can be found on your right hand side.

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

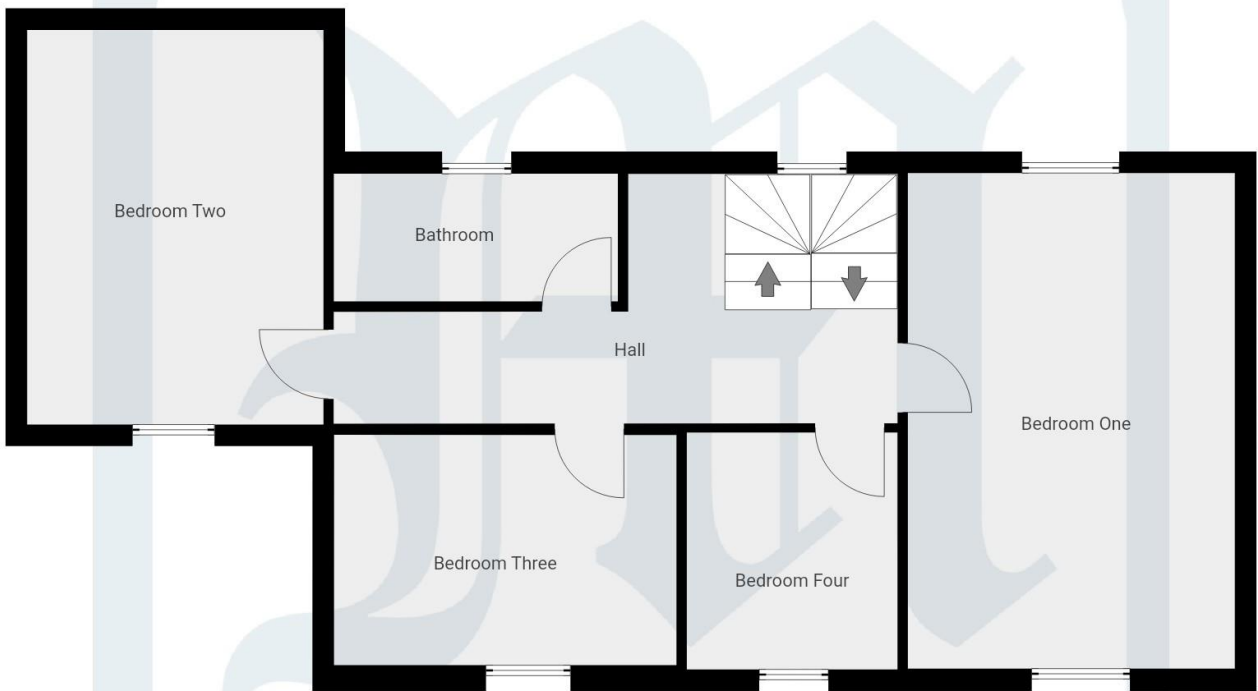
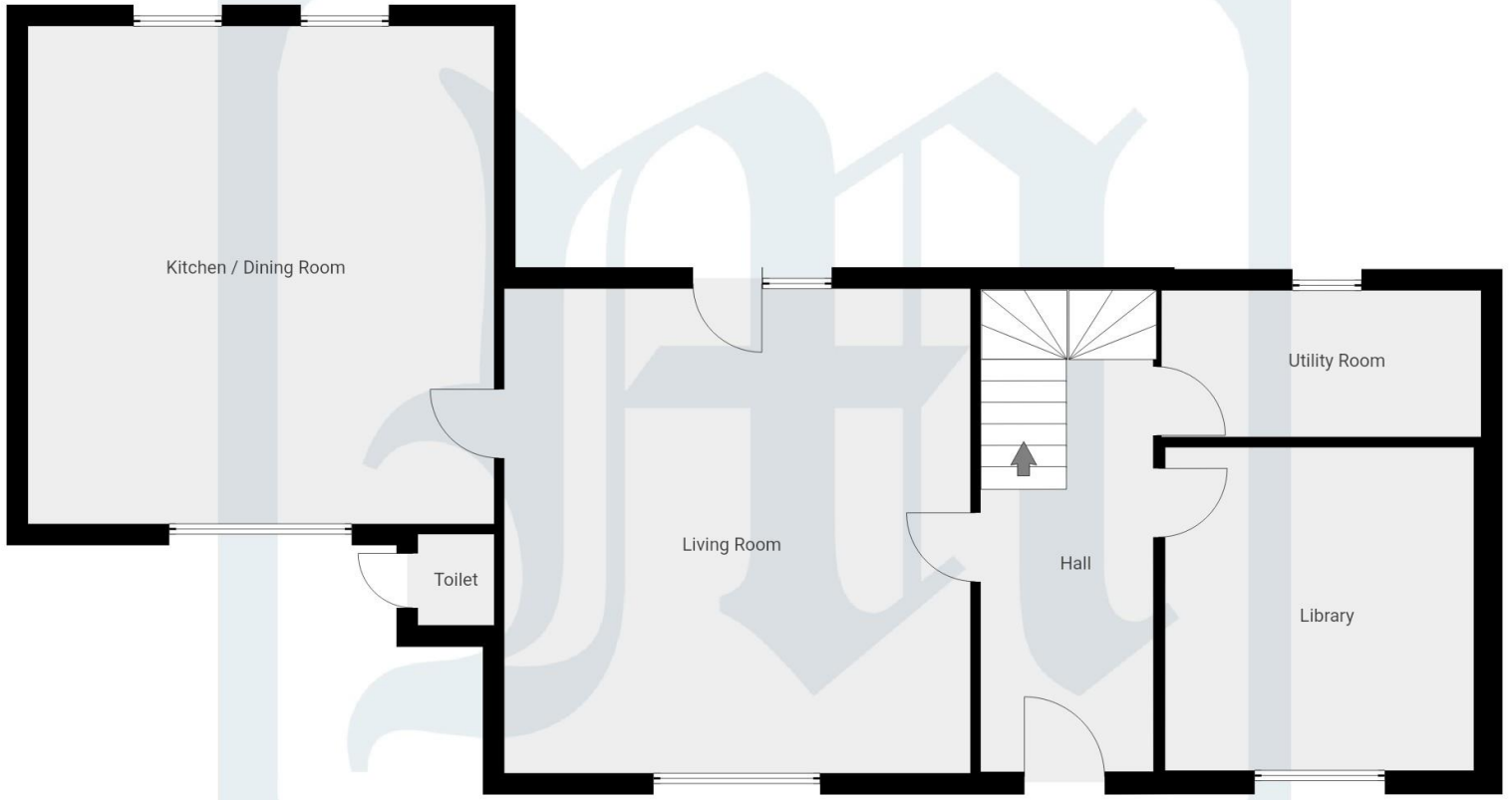
**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**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.



This floor plan is meant as a rough guide only and should not be used for any purpose other than to show an idea of the layout.

**Penzance**  
01736 360203

**Mousehole**  
01736 731199

**Carbis Bay**  
01736 795040

**Camborne**  
01209 715672

**Hayle**  
01736 756627

**Lettings**  
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