



Little Trethewey Estate  
St Levan, Penzance

LODGE & THOMAS

ESTABLISHED 1892



**Gwynmar, 19 Little Trethewey Estate,  
St Levan, Penzance TR19 6LW**

**Guide £165,000 Freehold**

A three bedroom semi-detached house with mature enclosed front and rear gardens and useful outbuildings, situated in an extremely sought-after area within close proximity to stunning local beaches

This modern house has been improved and upgraded over the years and provides practical accommodation, featuring entrance porch, entrance hall, living room/dining room, conservatory, fitted kitchen and, at first floor level, there are three bedrooms with family bathroom.

The steeply pitched roof with chimney stack over painted concrete panelled elevations. Of non-standard construction, we do not believe the property to be mortgageable.

**Location**

This is a truly wonderful village location, situated on this generous plot in Trethewey, St Levan. It's within close proximity of some of the most stunning coastal scenery in the West of Cornwall and the amazing local beaches of Porthcurno, and Porthchapel which you can enjoy all year round. The village offers a wonderful community feel as well as access to neighbouring villages, including St Buryan and Treen, where you can find excellent pubs and a local shop. Penzance is approximately 8 miles distant. St Levan Primary School is about  $\frac{3}{4}$  mile distant.



## The Property

The accommodation benefits from majority PVCu double glazed windows and is warmed by LPG fired central heating, which also provides cooking facilities and a fire in the living room.

A good size light and airy entrance porch leads to the entrance hall and doors lead to the living room/dining room and fitted kitchen, which comprises two ranges of oak fronted drawers and cupboards with roll edge work surfaces and complementary ceramic tiling, a 1 ½ bowl stainless steel sink with swan neck mixer tap, LPG fired hob, extractor fan, electric integral oven, and integrated fridge. Sliding doors from the living room give access to the wooden conservatory with majority glazing to three elevations and sloping polycarbonate roof.

From the entrance hall, stairs rise to the first floor landing with a window affording views to St Buryan Church in the distance. There are three first floor bedrooms, two of which have large fitted wardrobes, and a family shower room with Triton electric shower.

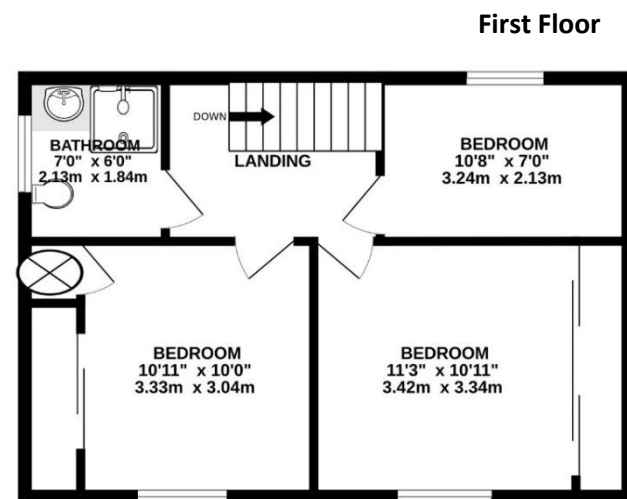
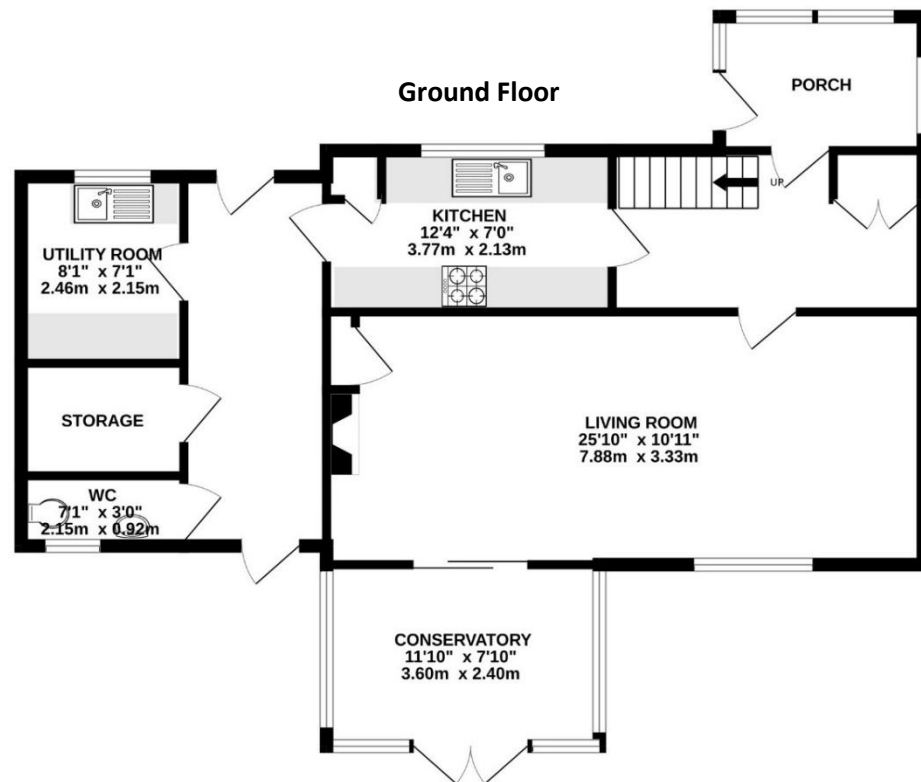
## Outside

From the back door, steps lead down to a covered outside area, giving access to a utility room, storeroom and useful outside WC with wash hand basin.

The gardens are a particular feature of the property, being fully enclosed, and are the perfect spot for alfresco dining during the summer months.

The west facing rear garden proves to be a delightful suntrap in the afternoon and evening and features a small area of lawn and patio areas complemented by well-manicured mature shrubs. Timber Shed (7'6 x 5'9) with pitched felted roof and double doors to gable end.

To the front there is a good size patio area with further low maintenance gravelled area, complemented by well-stocked beds and borders together with mature flowering shrubs. There is the ability to create private off-road parking (subject to relevant permissions being obtained) although parking is available directly outside the property.





**Services:** Mains electricity, water and drainage are connected. LPG fired central heating, cooking and gas fire facilities. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band:** A **EPC:** F

**Agents Note:** The property is subject to an s157 Housing Act (Rural Restrictions). We understand this means that the house can only be sold on to someone who has lived or worked in Cornwall for at least three years.

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Directions:**

**what3words**///suddenly.classmate.trip

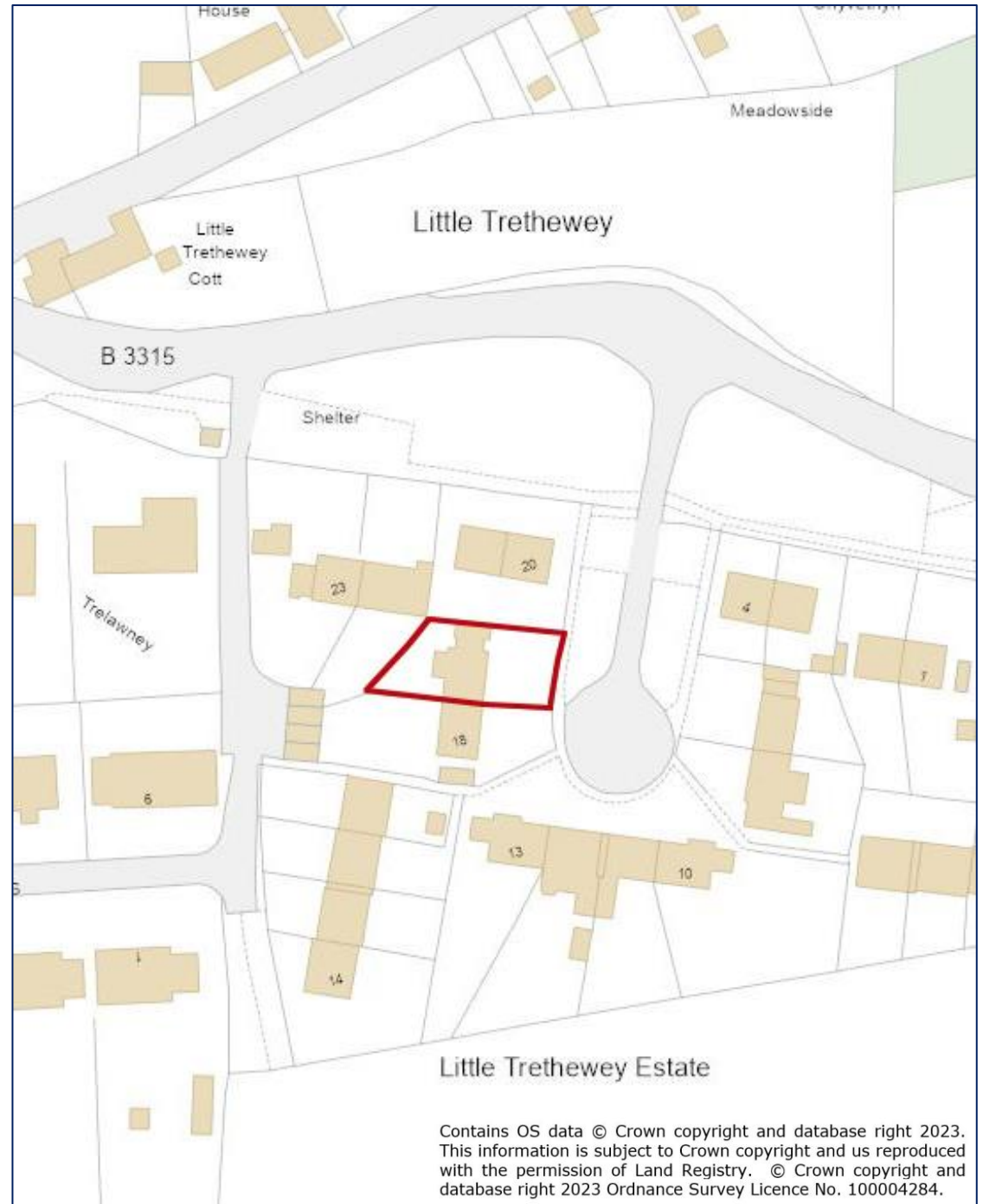
**Google Plus Code** 384Q+8M8 Penzance

**Coordinates:** 50.055795, -5.660786

**Viewings: Strictly by appointment** with the sole selling agents Lodge & Thomas. Telephone 01872 272722. Pre-arranged viewing times will be available.

**Estate Agents Act 1979 Declaration**

Pursuant to the requirements of the 1979 Estate Agency's Act, we confirm that this property is owned by a relative of a Lodge & Thomas member of staff.







**01872 272722**

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