



**Escott  
12 Portherras Cross  
Pendeen  
TR19 7DY**









**ESCOTT, 12 PORTHERRAS CROSS, PENDEEN, PENZANCE, TR19 7DY**

**GUIDE PRICE £450,000 - FREEHOLD**

A unique detached single storey two bedroom property set within large gardens with a 47ft barn all ideal for further development subject to any necessary planning permissions and enjoying coastal and moorland views.

- \* TWO DOUBLE BEDROOMS \* TWO RECEPTION ROOMS \* LARGE GARDENS \***  
**\* 47FT BARN / GARAGE \* HUGE DEVELOPMENT POTENTIAL \* POPULAR LOCATION \***  
**\* UNIQUE DETACHED DWELLING \* EPC = G \* COUNCIL TAX BAND = C \***  
**\* VIEWING HIGHLY RECOMMENDED \***

A detached single-storey dwelling built in the early 20th century set within a large plot to incorporate a 47ft barn/garage and situated on the outskirts of the popular village of Pendeen on the northern coast of the peninsula within walking distance of all local amenities. This unique property, ideal for development, has spacious accommodation arranged on one level to comprise of two reception rooms, two double bedrooms, kitchen and bathroom. The property was built on a large plot with the aforementioned 47ft detached granite barn/garage which also has huge potential for conversion into a holiday unit or separate dwelling subject to any necessary permissions. Pendeen is a thriving village on the northern coast of the Penwith peninsula and enjoys amenities including a village shop, church and primary school. The beautiful south west coastal path is approximately half a mile distance and the bustling towns of Penzance and St Just are but a 10-minute drive. Due to the potential of this highly unique and individual property, we would thoroughly recommend an early viewing to appreciate.

**DOUBLE GLAZED DOOR INTO:**

**PORCH:** Two double glazed windows to the front, mosaic tiled floor. Open doorway into:

**MAIN HALLWAY:** Mosaic tiled floor. Door to:

**LOUNGE:** 11' 6" x 11' 6" - 15' 0" into bay (3.51m x 3.51m - 4.57m) Double glazed bay window to the front, dual fuel stove set on slate hearth.

**BEDROOM ONE:** 12' 0" x 11' 7" (3.66m x 3.53m) Double glazed window to the rear with spectacular sea views over the garden towards the coast, wall mounted heater.

**BEDROOM TWO:** 11' 6" x 11' 0" - 15' 0" into bay (3.51m x 3.35m - 4.57m) Double glazed bay window to the front, wall mounted electric heater.

**DINING ROOM:** 12' 0" x 10' 8" (3.66m x 3.25m) Double glazed window to the rear with some sea views, two recesses either side of the fireplace (not used).

**KITCHEN:** 11' 9" x 6' 5" (3.58m x 1.96m) Double glazed windows and door to the rear, range of units with work surface over, plumbing for washing machine, one and a half bowl sink unit. Door to:

**BATHROOM:** Two double glazed windows, pedestal wash hand basin, panelled bath with shower over, low level w.c., heated towel rail.

**OUTSIDE:** The property is approached over a pathway to the front with gardens laid to lawn to either side, all enclosed by a low level granite wall with deciduous hedging. Pathway to both sides of the dwelling leads to the large garden which again is laid to lawn with raised flower beds and summerhouse all enclosed by block/granite walling and established shrub and hedges. A double gate leads to the access road.

**DETACHED GRANITE BARN:** 47' 0" x 19' 0" (14.33m x 5.79m) Presently used as a garage/workshop. Loosely divided into two to comprise of a garage with double doors and a workshop, all with power and light.

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

**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

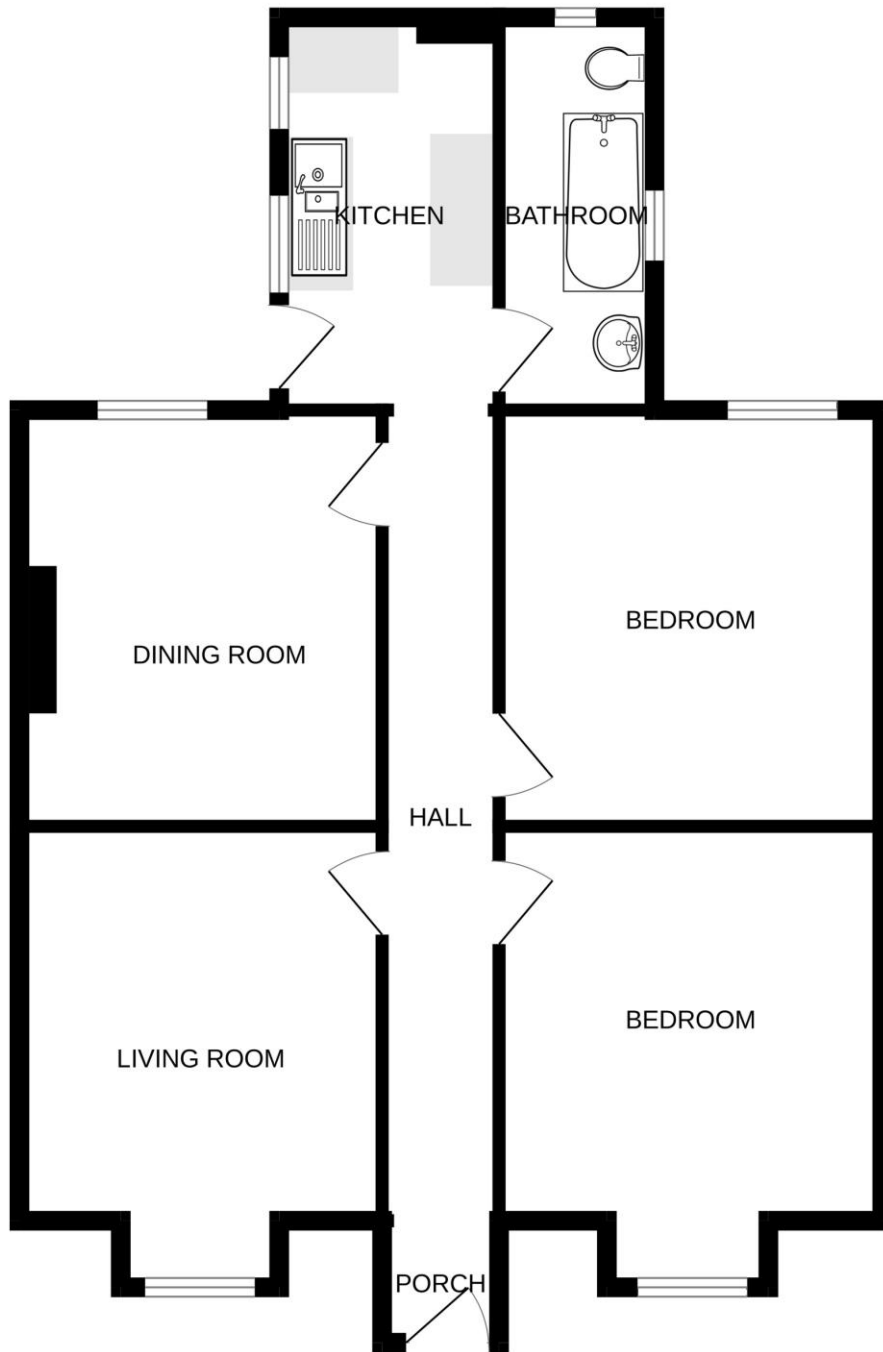
**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234171)

**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



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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