



Inchmahome,
Sennen Cove, Penzance

LODGE & THOMAS

ESTABLISHED 1892

Inchmahome,

Cove Road, Sennen Cove, Penzance TR19 7BT

Guide Price £900,000 Freehold

- Prime location
- Dramatic sea views
- Large plot
- Detached bungalow
- Potential for re-development of the site (subject to consent)

A detached bungalow occupying a half acre site with spectacular, uninterrupted sea views over Sennen Cove. Beautifully maintained three bedroom accommodation ideally suited to a family home or holiday property. Potential to develop the site (subject to consent). A fantastic opportunity seldom available in the market.

Situation

Inchmahome is situated on Cove Road at Sennen and enjoys an elevated position which affords dramatic views over Sennen Cove and the sea. The property is within a short walk of the every day amenities which Sennen has to offer – including a public house, fish and chip shop, surf club, café, convenience store and a primary school. The South West Coast Path and the beach are within easy reach, also. Further facilities are available in the seaside town of Penzance, which is within 10 miles. Sennen Cove sits within an Area of Outstanding Natural Beauty.



The Property

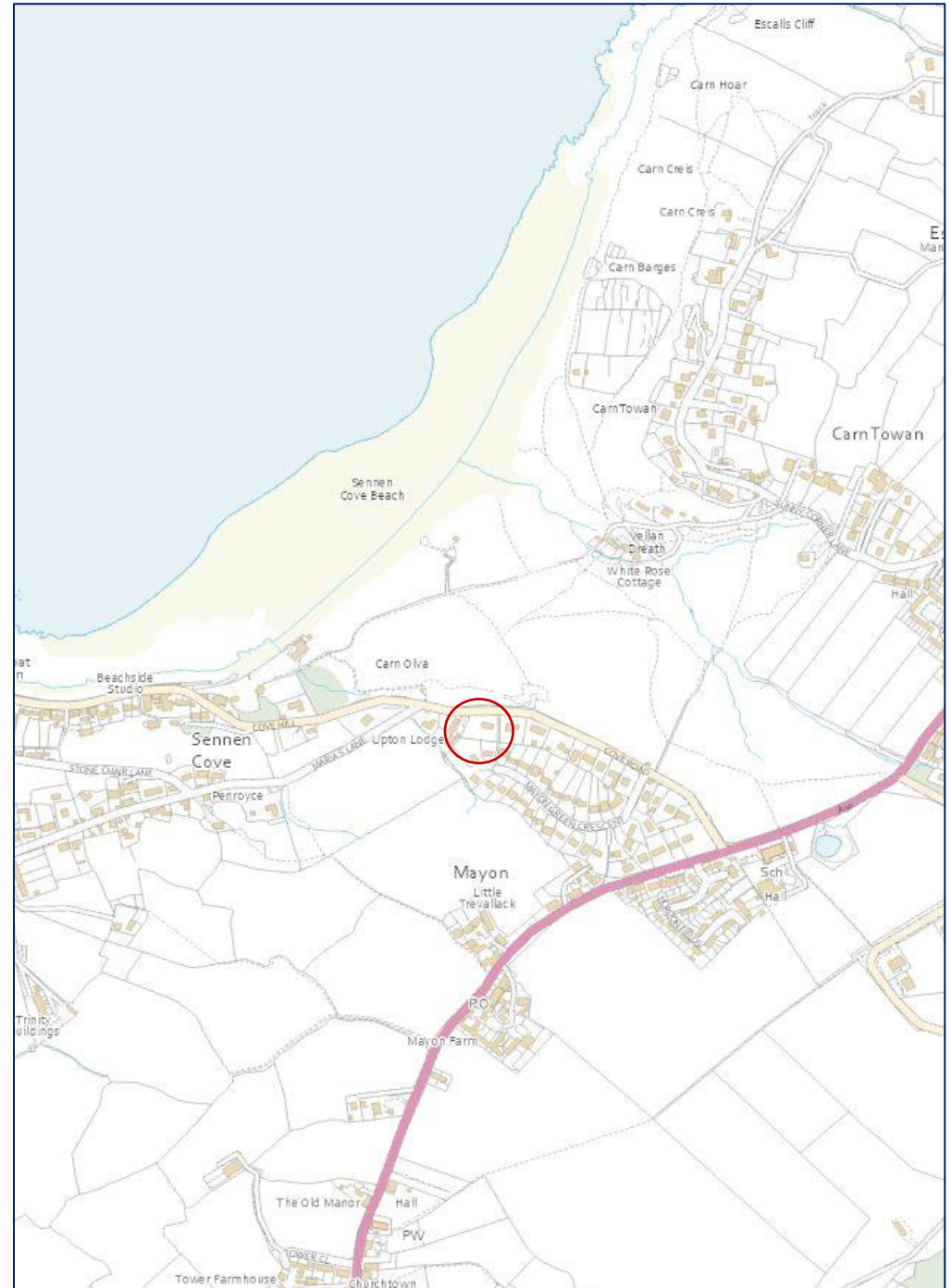
The bungalow was built in the mid 1960s and has been in the same family ownership since the late 1980s. It offers well proportioned, light accommodation which has been beautifully maintained and which in all offers; entrance hall, a triple aspect living room enjoying the best of the sea views, open plan kitchen/dining room, utility, three bedrooms – the master with sea views – and a family bathroom. There is an integral garage and a driveway provides parking for numerous vehicles.

The gardens extend to approximately half an acre and are gently sloping, with large lawns providing ample space for children and pets to play. It is thought there may be potential to develop the site (subject to planning) and indeed several properties with similar sized gardens have split their plots into two and sought planning permission for a second dwelling. A positive pre-application (PA24/00217/PREAPP) dated April 2024 for demolition of the existing property and construction of two dwellings states the proposal is likely to be acceptable.





Not to scale. For indicative purposes only.
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A timber garden shed provides useful storage and a patio surrounding the bungalow offers a wonderful sitting out space from which to enjoy the views over the cove and the sea.

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SERVICES

Mains water, electricity and drainage. Calor gas bottles for coal effect fire in the living room. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all 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.

VIEWING

Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

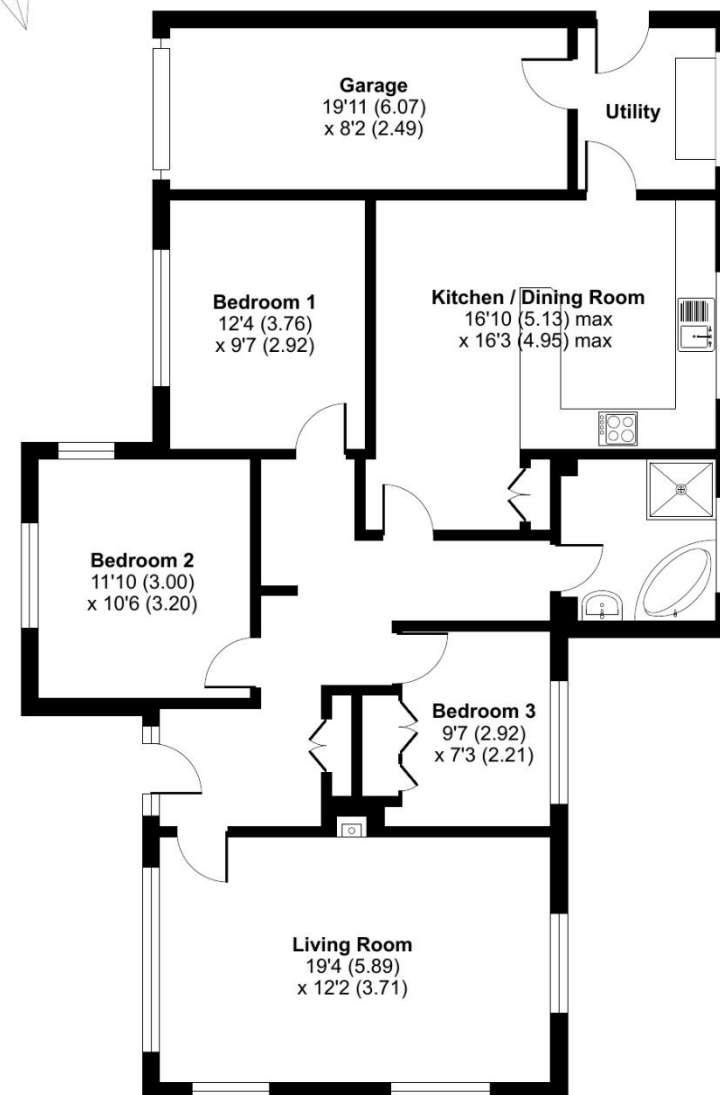
DIRECTIONS

Proceed into Sennen travelling westbound on the A30 and turn right at the mini roundabout signposted Sennen Cove. Continue along Cove Road where Inchmahome will be found on the left hand side shortly after the road bears left, identified by a Lodge & Thomas for sale board.

[what3words///palm.noble.saved](https://www.what3words.com/palm.noble.saved)

Sennen Cove, Sennen, Penzance, TR19

Approximate Area = 1137 sq ft / 105.6 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1294 sq ft / 120.1 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lodge and Thomas. REF: 1101844



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Valuers
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