



4 Lane Reddin Terrace, Penzance, TR18 5BL

Guide Price £600,000

A superbly refurbished Edwardian town house elevated over Newlyn's working harbour, with glorious views over the fishing fleet and Mount's Bay, 4 double bedrooms & a self-contained studio apartment. A 45-metre garden climbs to a former artists' studio.

Trevaunance

Homes like this seldom reach the open market in Newlyn. Trevaunance - the name is still cut into the granite by the door - stands in a quiet terrace elevated above Cornwall's premier fishing port, unseen from the road below, with the whole theatre of the harbour spread beneath its windows: the fleet coming and going, the lighthouse on the pier, and the great blue sweep of Mounts Bay across to Penzance.

Built of granite under slate around 1908 and comprehensively refurbished by its owners of eighteen years, the house pairs its Edwardian bones - bay windows, panelled doors, stained glass, the original encaustic-tiled path - with a confident contemporary finish: deep heritage colours, painted floorboards, a travertine wet room, and wood-burning stoves in both the living room and the kitchen. Practicalities are equally well covered: mains gas central heating, full-fibre broadband at around 100 Mbps, and loft access.

Rarest of all, consent is already in place to extend the loft and to construct a bridge connecting the upper floor directly to the garden - a scheme that would unite house, garden and studio in a way few terraced homes anywhere could match.

Ground Floor

Living Room (bay-fronted) - A generous reception room in deep slate-grey with painted floorboards, period fireplace housing a wood-burning stove, fitted alcove shelving and a wide bay carrying the eye over the front terraces to the sea.

Sitting / Dining Room - A versatile second reception room - dining room, snug, music room or study as required.

Kitchen / Diner - A charming pale sage shaker kitchen with terracotta-tiled floor, glazed cabinets and its own wood-burning stove - the warm heart of the house - with space for a breakfast table and a door to the enclosed

rear courtyard.

WC / Utility - Separate utility with plumbing for appliances and cloakroom WC.

First Floor

Principal Bedroom (16'1" x 15'0") - A magnificent double in deep blue, its bay window commanding the view the house was built for - the harbour in the foreground, Mounts Bay beyond - with a full wall of fitted wardrobes and painted floorboards.

Bedroom Two (11'8" x 9'11") - A pretty double in soft coastal blue, light and restful, overlooking the garden.

Bedroom Three (14'2" x 8'5") - A versatile third double to the rear, currently arranged as a music room and home office.

Wet Room (11'3" x 5'4") - Contemporary travertine wet room with walk-in shower, WC and basin.

Second Floor - The Studio Apartment

Bedroom Four / Studio (25'11" x 16'1") - The entire top floor: a bright, vaulted, self-contained studio apartment beneath exposed A-frame timbers, bigger than most Newlyn sitting rooms. The opening balcony-style roof window is the house's signature moment - swing it open and Newlyn Harbour is framed below like a painting. Multi-generational living, guests, a work-from-home eyrie or letting income.

Kitchenette - Fitted kitchenette in coastal blue-grey with sink and hob.

En-Suite Bathroom (7'1" x 6'3") - Panelled bath with shower over, basin and WC, lit by a Velux.

Eaves Storage - Substantial storage to the rear.

The Garden & The Artists' Studio

Trevaunance's outside spaces unfold in three

acts. To the front, gravelled terraces edged in rust-red painted timber step past a venerable old tree to a bench where the whole of Mount's Bay glitters beyond the hedge - the kind of spot evening drinks were invented for. Behind the kitchen door lies a whitewashed, enclosed courtyard - sheltered, private, made for morning coffee. And beyond rises the rarest asset of all: a rear garden approximately 45 metres long and 7 wide - around 315 sq m, almost unheard of in this tightly-woven harbourside quarter, and registered in full on the title together with its outbuildings - climbing to open views over the rooftops to the harbour. The rear garden is currently reached by a shared access path at the end of the terrace - which is precisely why the consented bridge, linking the house's upper floor directly to its garden, is such an appealing prospect.

At the garden's head stands the detached studio - for generations, the owners understand, a working space for painters and sculptors, in the town that gave British art the Newlyn School. It now requires full renovation, including its roof, and is offered as exactly that: a blank canvas with a sea view, ready to become a studio again - or garden office, workshop or retreat - subject to any necessary consents. With the bridge built, the whole composition connects: house, bridge, garden, studio, sea.

[Newlyn & Penzance](#)

Newlyn is not a postcard - it is the busiest fishing port in England, and all the better for it. The fleet lands its catch through the dawn; the harbourside supports a new generation of celebrated seafood tables alongside pubs that have served fishermen for centuries; and art is a living industry here, not heritage - the Newlyn School painters made this light famous in the 1880s, the Newlyn Art Gallery has shown contemporary work since 1895, the Newlyn School of Art teaches on the hill above the harbour, and the Filmhouse screens arthouse cinema in a converted fish merchant's warehouse on The Coombe. Lamorna Ash's

acclaimed Dark Salt Clear captured what draws people here: a town of real work and real weather, a promenade walk from Penzance - its independent shops, the Art Deco Jubilee Pool lido, and the sleeper train to London Paddington. Local tradition even holds that Newlyn, not Plymouth, was the Mayflower's true last port of call. Mousehole, Lamorna and the coast path west are on the doorstep.

[Agents Notes](#)

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on

request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Property Information

Tenure: Freehold (Title CL250898).

Council Tax: Band D (Cornwall Council).

Construction: granite walls under slate roofs, c. 1908.

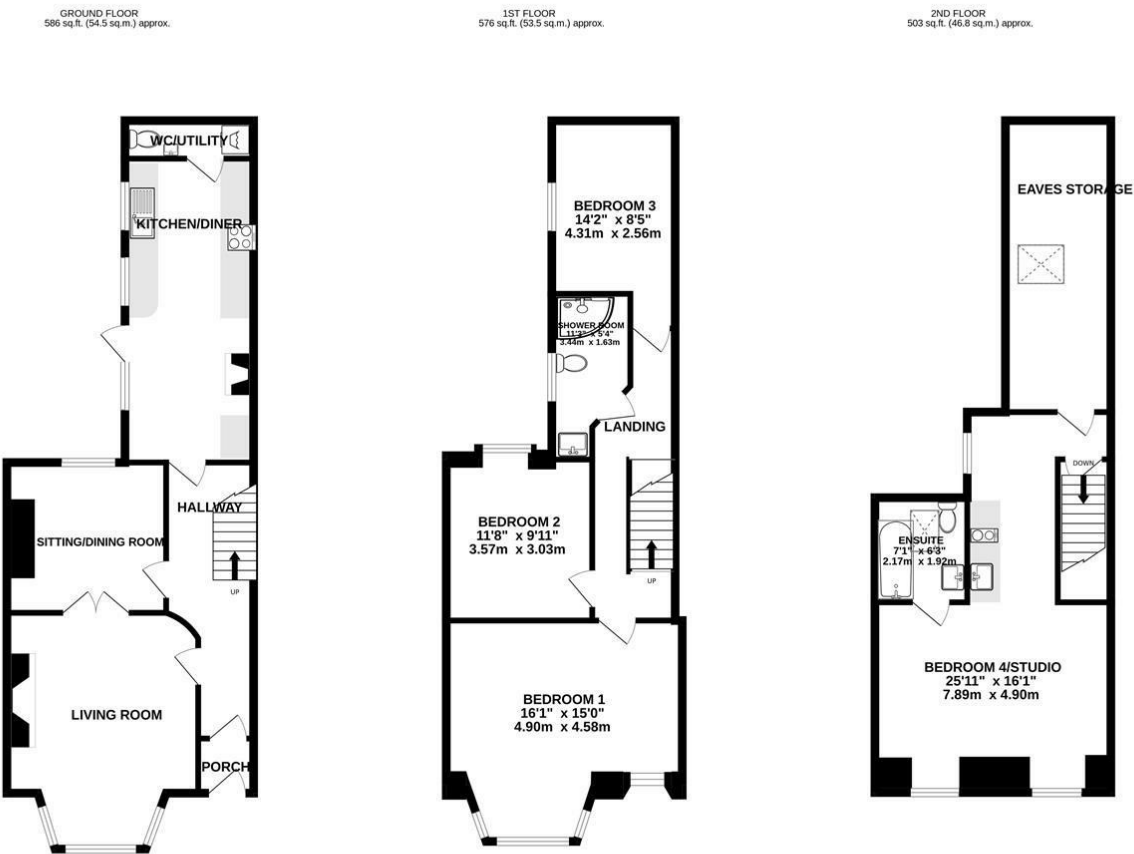
Services: mains water, drainage, electricity and gas; gas central heating; FTTP broadband (c. 100 Mbps download); good mobile coverage.

Access: the rear garden is currently reached via a shared access path at the end of the terrace.

Planning: building consent for loft extension and bridge to rear land - details from the agent.

EPC: 71C

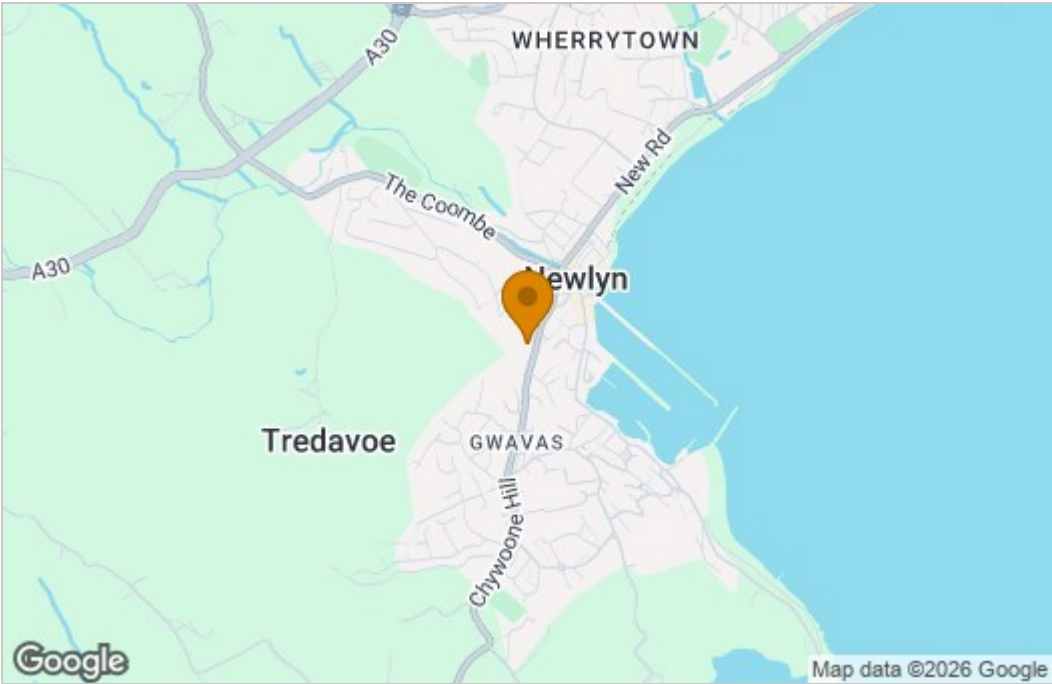
Floor Plan



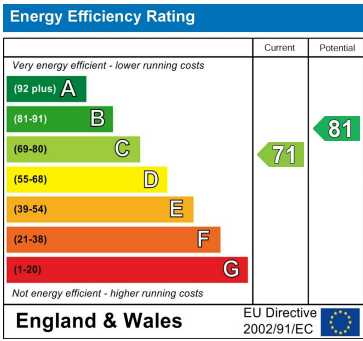
TOTAL FLOOR AREA : 1665 sq.ft. (154.7 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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