



Pendeeen, TR19 7SB
Starting Bid £375,000

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Pendeen, TR19 7SB

Auction Guide £325,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £375,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in the popular village of Pendeen, this substantial detached bungalow is brimming with potential—offering a rare opportunity for buyers to create something truly special. Set within a generous plot, the principal six-bedroom residence extends to over 2,500 sq. ft, with high ceilings and character features adding a sense of grandeur and elegance. Additional outbuildings and garages increase the overall footprint to approximately 3,344 sq. ft. A couple of the standout features of this property include its large garden and off-street parking for multiple vehicles. With its impressive proportions, established setting, and scope for further enhancement, this is a home that has to be seen to be appreciated.





The Location

Pendeen is a charming village in West Cornwall, celebrated for its dramatic cliffside scenery, rich industrial heritage, and strong sense of community. Set along the rugged Atlantic coastline, it offers a unique blend of history, natural beauty, and a peaceful village atmosphere—appealing to those seeking an authentic Cornish lifestyle.

Useful Information

Adverse mining report - Please refer to auction pack

EPC - 36 F (potential 70 C)

Council Tax Band - E

Mobile Signal - According to Ofcom: EE, 02, Three & Vodafone = good outdoor and in-home

Broadband - According to Ofcom superfast broadband may be available in this area

For further information please refer to the auction pack

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.



The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.



An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

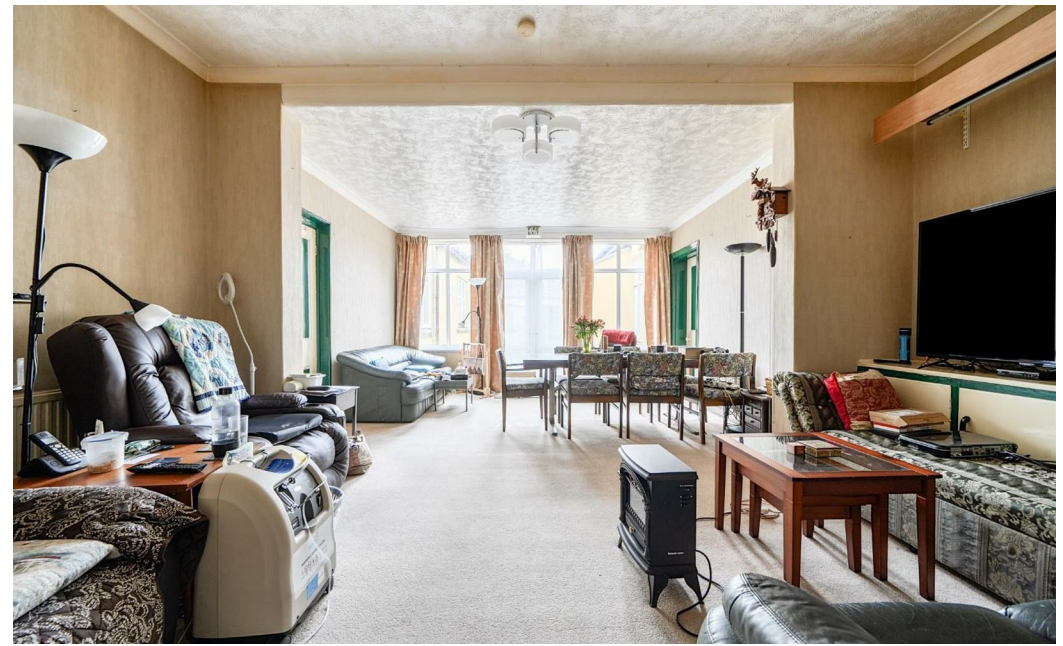
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.



Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		36	70
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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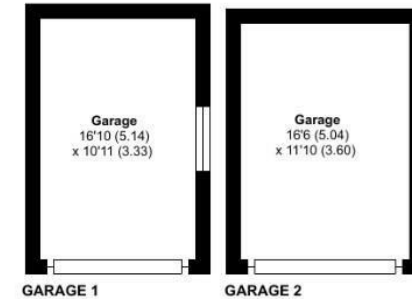
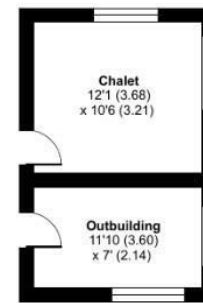
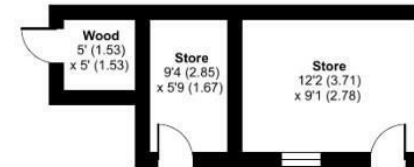
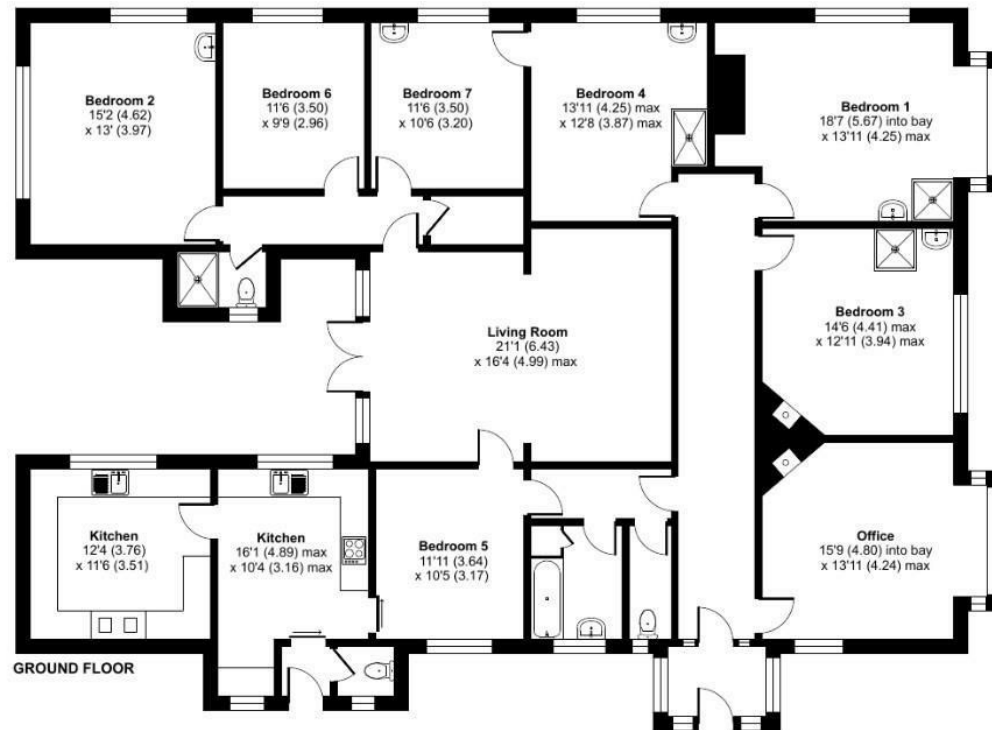
Approximate Area = 2568 sq ft / 238.5 sq m

Garage = 379 sq ft / 35.2 sq m

Outbuildings = 397 sq ft / 36.8 sq m

Total = 3344 sq ft / 310.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Hunters. REF: 1442513

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01736 800919 | Website: www.hunters.com

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