



Located in the highly sought after hamlet of Lower Keneggy, TR20
Guide Price £550,000

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LOWER KENNEGGY, CORNWALL, TR20 9AP

**GUIDE PRICE - Asking
Price £499,950**

*** Available with no onward chain *** Hunters Estate Agents are delighted to have been chosen as the sole selling agent, for this fabulous four-bedroom home located in the sought after hamlet of Lower Kenneggy. You may have heard that the secret to a great home lies in creating spaces that are both beautiful, and functional. If you're seeking a home that exemplifies those principles, then this may be the one for you. Our sellers have meticulously completed an extensive program of extension and renovation, nearly doubling the size of the property and upgrading it to an exceptionally high standard throughout. This remarkable transformation has even been featured in various publications—a unique accolade not many homeowners can claim. Owning a home which has been showcased in interior design magazines is certainly something future buyers could share with pride. The exceptionally spacious accommodation briefly comprises four bedrooms, living room, and kitchen diner with adjacent utility room. In addition to the luxurious, spa-like first floor family bathroom, there is also a ground floor bathroom finished to the same high standard, so there should be no queuing to get ready in the mornings here! Outside, the property is surrounded by beautifully landscaped gardens on three sides, which the owners have thoughtfully enhanced with a variety of plants and the addition of a stunning summer house. We anticipate this property being well received by the market, please get in touch to arrange your appointment to view.







The Property

The property makes a fantastic first impression, with a trellis-like archway draped in vibrant plants leading to the front porch. The protruding porch centres the impressive double-fronted elevation, with its freshly rendered, gleaming white exterior. As we step inside, let's take a moment to remove our shoes in the porch and explore the beautifully appointed accommodation within.

A charming stable-style door welcomes you into the inner hallway, which features under-stair storage and a cleverly designed seating bench with additional concealed storage beneath—perfect for practicality, which we at Hunters always appreciate. We love well-thought-out spaces with plenty of storage, and this home certainly delivers.

Turn right, and you'll find yourself in the fabulous kitchen-diner, the true heart of the home. There's ample room to cook, dine, and entertain in style. The space boasts sleek porcelain high-gloss tiled flooring, solid wood countertops, a Belfast sink, and beautiful shaker-style cabinetry. With abundant storage and generous food preparation areas, this kitchen is a dream for any culinary enthusiast. A standout feature is the Rayburn, after all who doesn't love a Rayburn? The interior design has to be seen to be appreciated, and we are probably going to run out of superlatives before the end of this description, but the style of this room can best be described as premium farmhouse blended with a light, airy coastal charm. The kitchen leads to a practical utility room, an invaluable space for families, complete with plumbing and space for all your white goods. This



well-designed area enhances the functionality of the home, and just makes everyday life just that little bit easier.

Also on the ground floor is the living room, and what a special space it is—our photographer almost didn't want to leave! This light-filled, airy room boasts a beautiful triple-aspect design with French doors leading out to the garden. The picturesque window shutters, fabulous wood-burning stove, and light and airy finishes, create the perfect balance of cosy comfort and chic style. The ground-floor bathroom offers a luxurious, spa-like retreat. After a long day of selling and letting homes, I can easily picture myself unwinding in the stunning clawfoot roll-top bath, enjoying complete relaxation. Now, let's head upstairs and continue the tour!

As you ascend the staircase, you'll notice it splits in two, leading left and right in an arrangement known as a bifurcated staircase. On the first floor, off the landing, you'll find four exceptionally spacious bedrooms, each offering lovely views and an abundance of built-in storage. Additionally, there is a stunning bathroom, designed to the highest standard, completing this level's impressive accommodation.

HAVE A LOCAL PROPERTY TO SELL OR LET?

If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)





The Outside

Outside, the property is encircled by beautifully landscaped gardens on three sides, thoughtfully enhanced by the owners with a diverse array of plants and the addition of a charming summer house. This outdoor space is ideal for families with children and pets, or anyone who simply enjoys sitting outside and soaking in the tranquility of the countryside—breathing in the fresh air and listening to the birds chirping. Additionally, there is even a designated area for a chicken coop, perfect for those looking to embrace a slice of the good life in the countryside.

The Location

Lower Kenneggy is a charming semi-rural area in West Cornwall, known for its peaceful surroundings and proximity to the beautiful coastline. Just a short drive from the village of Rosudgeon, where you'll find a convenient store, a welcoming pub, and other local amenities, Lower Kenneggy offers the best of both worlds—tranquil countryside living with nearby conveniences. Praa Sands Beach, with its stunning golden sands, is only about five minutes away by car. For larger town amenities, both Penzance and Helston are within easy reach, approximately a 16-minute drive, offering a wider range of shops, restaurants, and services.

Useful Information

The following services are available at the property, mains electricity, mains water, private drainage, oil (tank). However we have not verified connection.

EPC Rating 71C (valid until 17 October 2034. potential 80C)]

Council tax band - B

Ofcom Broadband checker estimates 23 Mbps download available.

Ofcom mobile signal estimates that 02 has likely voice signal indoors and limited data, whilst EE, Three and Vodafone likely have limited voice and data signal. Outdoors, it estimates that EE, Three, 02, and Vodafone likely have voice and data signal.

Construction: Block under pitched roof

Parking: Not designated. First come, first serve on street.

Doesn't appear to be in a conservation area on Cornwall Council Interactive Maps

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. These particulars have been produced based on information provided by, and approved by, the sellers. 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. The purchasers solicitors



are specifically requested to verify the details of our sales particulars in the pre-contract enquiries and local and other searches.

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		
	71	80
England & Wales EU Directive 2002/91/EC		

DISCLAIMER

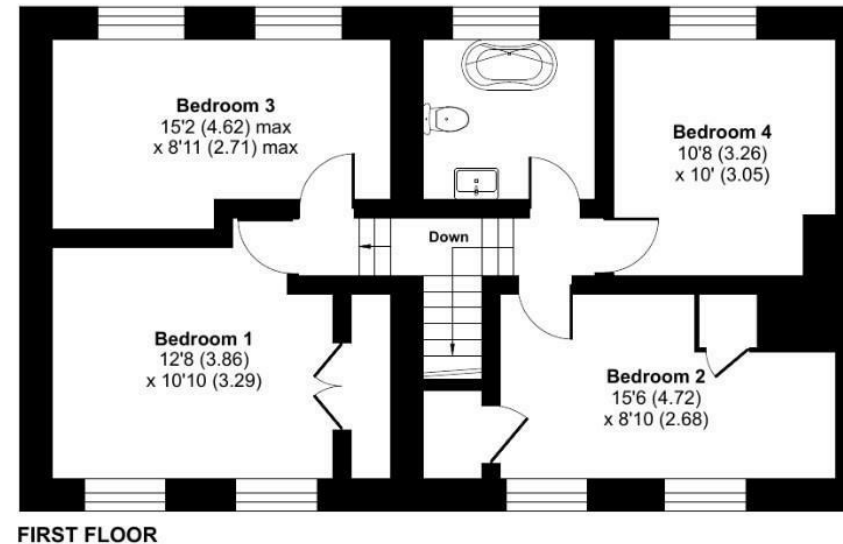
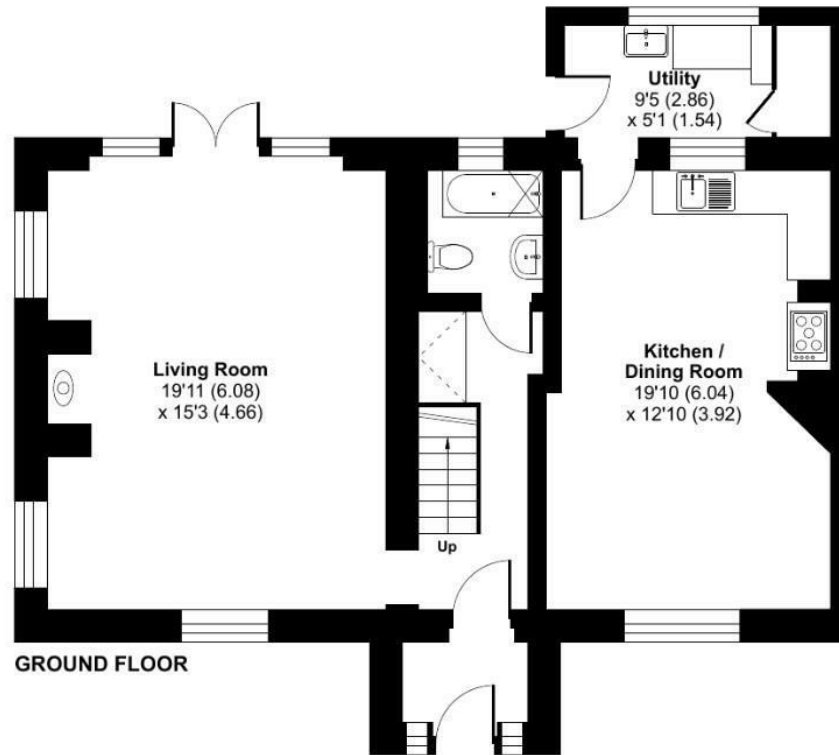
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Sea View Terrace, Lower Kenneggy, Rosudgeon, Penzance, TR20

Approximate Area = 1516 sq ft / 140.8 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). © nñchecom 2024. Produced for Hunters. REF: 1201784

Viewing Arrangements

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

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