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# The Summer House

Cornwall Terrace, Penzance, Cornwall TR18 4HL

- A stunning, Grade II Listed Georgian property enjoying a tucked away location, yet approximately 50m from the seafront at Penzance Promenade
- Quite superb accommodation with reception hall, well-proportioned sitting room, well-appointed dining room and kitchen breakfast room
- Up to six en-suite bedrooms
- Further apartment / annexe accommodation with open plan Living room, kitchen, bedroom, study and dressing room
- Delightful courtyard gardens and parking for up to five vehicles
- A beautifully decorated home that offers proven income opportunities from tourism accommodation

FREEHOLD

GUIDE £875,000

SOLE AGENT



## LOCATION

This elegant Grade II Listed Georgian residence enjoys a tucked away location on Cornwall Terrace, yet conveniently is only approximately 50m from the seafront at Penzance Promenade and is convenient for the Jubilee Pool, gardens and town centre amenities.

Penzance is one of Cornwall's principal towns located on the south coast and centred around an ancient harbour with views across Mounts Bay to St Michael's Mount and beyond. The town serves as the main administrative retail, social and leisure centre for West Cornwall and has a resident population of some 20,000 persons which is boosted during the seasonal months by the many visitors to the area. The town has excellent road and rail links to Exeter, Bristol, Birmingham, Manchester and London.

Penzance has been recognised by Muddy Stiletto's Best Places to Live 2023 as a "bustling quirky harbourside with a vibrant arts culture and seaside living and affordable property prices" The town, quoted in The Times in 2023 as one of the best places to live, lies within easy reach of popular destinations such as St Michael's Mount, Lands End, Mousehole, Marazion, St Ives, Porthcurno and the Minack Theatre. Many visitors to The Isles of Scilly often spend days before and after their trip in Penzance as the Scillonian Ferry and helicopter departs from the town.

## DESCRIPTION

offers high quality accommodation which briefly includes, entrance vestibule with glazed doors leading to a welcoming reception hall; a beautifully appointed sitting room with three large Georgian windows; a well-proportioned dining room; a well-equipped kitchen breakfast room; office; up to 6 luxury ensuite bedrooms or 5 and a comfortable study and versatile apartment / annexe including an open plan living room with fitted kitchen; bedroom; dressing room and study area.

A real feature of The Summer House are the two sizeable enclosed, level courtyard gardens The property also provides a car park for up to five vehicles, which is certainly a real asset given the close proximity to the seafront.

The versatile accommodation that would suit large families, multi-generational living, or those seeking additional income from seasonal tourist accommodation opportunities.

## SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been

carried out by the agent.)

## ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of C under Certificate Reference Number 9843-3498-8422-5081-3263.

## AGENTS NOTE

Under application number PA23/06993, the Summer House has gained conditional planning consent to change of use from Bed and Breakfast Use Class C1 to residential Use Class C3.

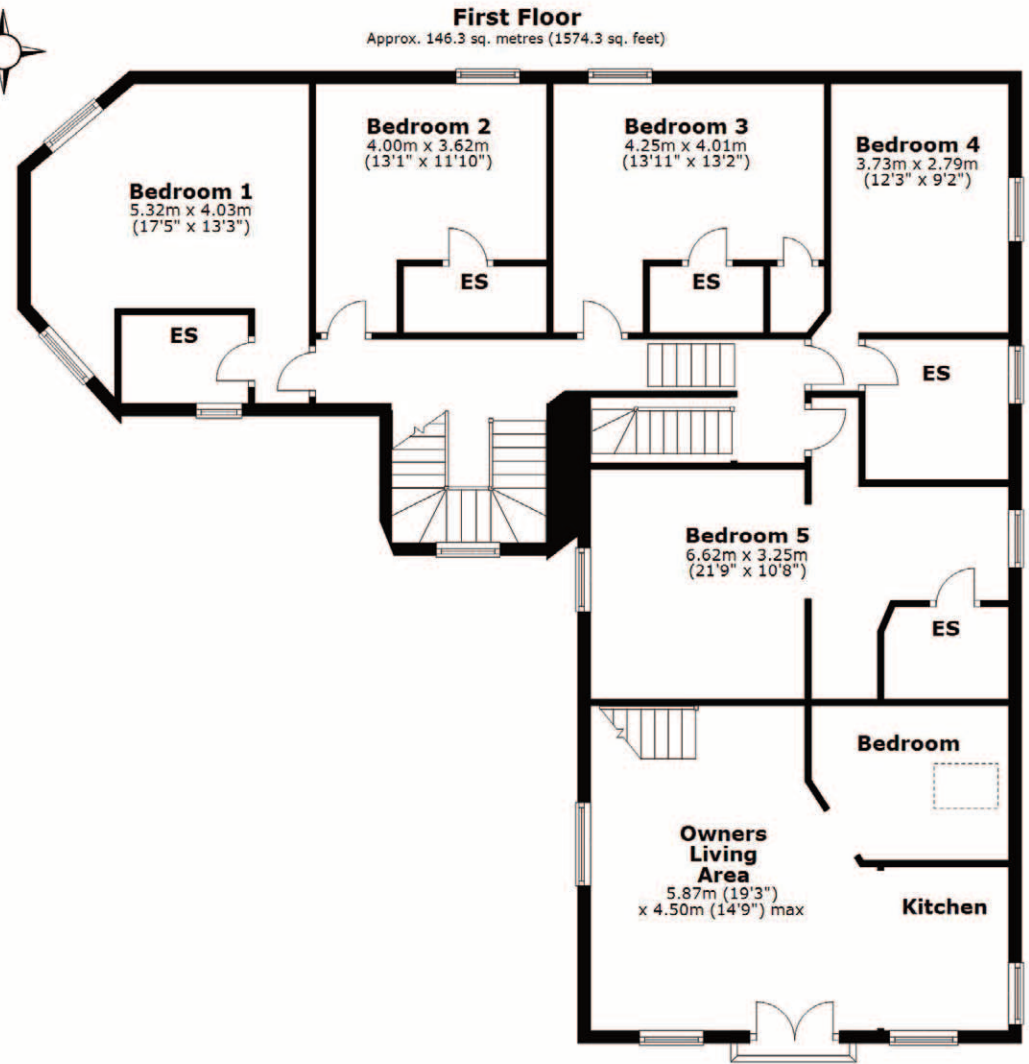
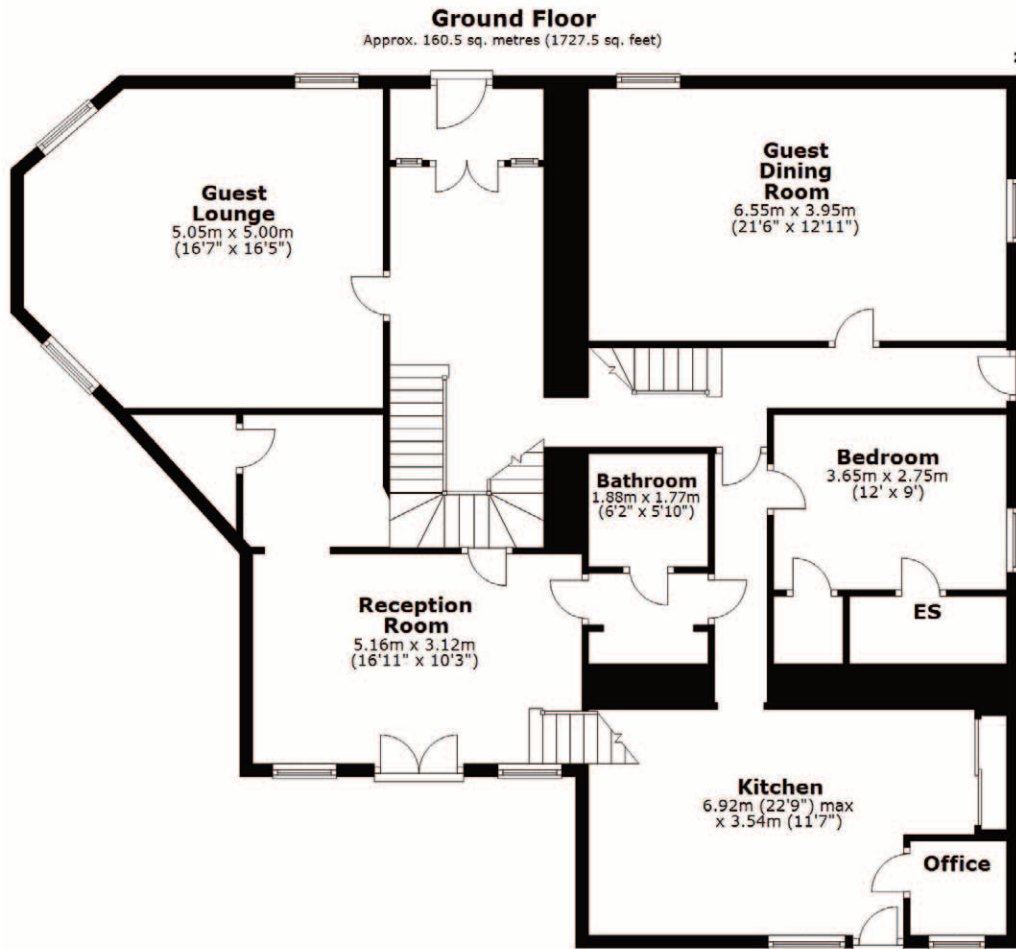
## VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.









Total area: approx. 306.8 sq. metres (3301.8 sq. feet)

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 illustration purposes only and should be used as such.  
Plan produced using PlanUp.

**The Summer House, Penzance**



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