



Jubilee Place, Pendeen TR19

Guide Price £450,000



ANDREW  
**EXELBY**  
ESTATE AGENTS

## Jubilee Place, Pendeen TR19

Set back from the beautiful coast road between St Just and St Ives, is this detached and very spacious property, a self-contained annexe and garage on a good-sized plot with parking and sea views.





## DESCRIPTION

Set back from the beautiful coast road between St Just and St Ives, is this detached and very spacious property, a self-contained annexe and garage on a good-sized plot with parking and sea views.

The main house offers extremely generous accommodation throughout, and is all accessed off a bright, spacious hallway. The kitchen at one end, with an oil-fired Rayburn, is dual aspect with plenty of worktop space and room for a table, making this a perfect family hub.

At the other end of the house downstairs are two large double bedrooms, each with uPVC double glazing and one of which has fitted wardrobe/storage space. Part way along the hall is the first bathroom and a separate WC.

To the front of the main property is the impressive living room with multi-fuel stove and double doors giving access out in to the front garden via a useful sunroom. The proportions of the living room coupled with the parquet flooring give it a rather grand feel.

Upstairs is a vast bedroom space that stretches the length of the main house with a large dormer window that looks out across open fields to the sea and Geevor tin mine. Wooden floors and a large velux window at the rear give this space a typically barn-like feel and offers lots of options for alternative layouts/configurations. At the rear, is your second bathroom with another velux window and some accessible loft storage space.



Adjacent to the main property, but with its own



## LIVING ROOM

6.68m x 4.26m (21'10" x 13'11")

Large living room with parquet flooring, two radiators, multi-fuel stove, and picture rails. Double doors lead to sunroom.

## SUN ROOM

3.82m x 2.4m (12'6" x 7'10")

uPVC double glazed windows and door. Polycarbonate roof.

## KITCHEN

3.96m x 3.13m (12'11" x 10'3")

Dual aspect room, with U-shaped layout of floor and wall units with laminate worktops. Stainless steel sink and drainer and tiled splashbacks. Space for washing machine and dishwasher. Oil fired Rayburn that powers the central heating.

## BATHROOM

1.99m x 1.64m (6'6" x 5'4")

Bath with mixer shower over, washbasin, and heated towel rail. uPVC double glazed window (obscured).

## WC

2.01m x 0.9m (6'7" x 2'11")

Low-level WC. uPVC double glazed window to rear (obscured).

## BEDROOM TWO

4.88m x 2.74m (16'0" x 8'11")

Large double bedroom with large uPVC double glazed window to rear. Carpet.

## BEDROOM THREE

4.26m x 3.87m (13'11" x 12'8")

Large, dual aspect, double bedroom with fitted wardrobes, uPVC double glazed windows, and two radiators.

## MASTER BEDROOM

10.7m x 4.7m (35'1" x 15'5")

Room narrows to 3 metres long, approx halfway across. Timber floor and large picture window with bespoke window shutters. Open sea view. Large velux rooflight to rear enjoying views towards the moors/carn.

## BATHROOM

2.37m x 1.87m (7'9" x 6'1")

Suite comprises of P-shaped bath with electric shower over, low-level WC and washbasin. Velux rooflight.





## LOFT STORAGE ROOMS

There are two loft storage areas accessible off the bathroom, one of which has a velux rooflight.

## ANNEX

## LIVING ROOM/KITCHEN

5.9m x 4.01m (19'4" x 13'1")

Large, triple aspect room with uPVC double glazing. Kitchen area is L-shaped with range of floor and wall units topped with laminate worktops. Stainless steel sink and drainer, built-in oven, hob and extractor. space for washing machine. Night storage heater. Laminate flooring.

## BEDROOM

4.22m x 3.09m (13'10" x 10'1")

Large double bedroom with uPVC double glazed doors to small glass balcony enjoying sea views and across to Geevor tin mine. Bedroom has additional space at rear, measuring 1.4m by 1.87 that has a velux rooflight - a useful storage or dressing area.

## BATHROOM

2.5m x 1.66m (8'2" x 5'5")

Shower enclosure with electric shower, washbasin, and low-level WC. Heated towel rail. Velux rooflight.

## OUTSIDE

Large garage with double timber doors.

## AGENTS NOTES

**Property Type & Construction:** Cavity wall, as built, no insulation (assumed) | **Electric:** Mains | **Water:** Mains | **Drainage:** Mains | **Heating:** Oil fired boiler and radiators | **Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available are O2, Vodafone and Three with EE being limited | **Parking:** Driveway, plus Garage | **Restrictions/Covenants:** None | **Rights of Way/Easements:** None | **Flood Risk:** No | **Coastal Erosion Risk:** No | **Planning Permission:** None | **Accessibility/Adaptations:** None | **Coalfield/Mining Area:** Historic tin mining area | **AONB/Conservation Area/Listed:** Area of outstanding natural beauty & Conservation area | **Local Authority:** Cornwall County Council | **Property orientation from front:** NW-Facing | **Viewings -** By appointment via Andrew Exelby Estate Agents - 01736 697414

## RENTAL POTENTIAL:

To discuss the long-term, residential rental potential of this property, or any other, please contact Whitlocks in Penzance who will be able to guide you through the process. Their





ANDREW  
**EXELBY**  
ESTATE AGENTS