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Pleasant Terrace, St Just TR19

£450,000

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DESCRIPTION

Pleasant Terrace really does live up to its name; within a short walk of St Just town, but equally a short walk from Cot Valley and Cape Cornwall - with sea views to boot! This extremely deceptive cottage offers flexible, spacious accommodation throughout, with off street parking to the rear and very well-considered gardens to the front and rear.

This beautiful property has an envy-inducing kitchen/diner bathed in natural light, as well as two further reception rooms (with a total of three multi-fuel stoves) and a utility and WC on the ground floor. The ground floor leads out in to a Mediterranean-inspired patio garden that steps up to an off street parking area, secured by an electric roller door to the rear access lane.

Up one of the two staircases to the first floor, and you will find three good-size double bedrooms, a fourth smaller bedroom and a very good-size bathroom that could easily be divided in half to provide two separate bathrooms for each end of this family home. The layout is flexible and befitting of a character home of this standard that has so much to offer.

To the front is a very considered front garden with a selection of native, evergreen plants that offer a high degree of privacy; while the trailing jasmine over the gate finishes the garden beautifully.

LOCATION

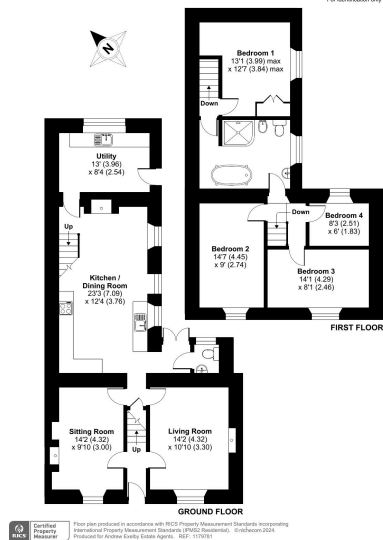
St Just is a very popular town with a thriving community and a varied mix of busy shops and businesses. Properties here are predominantly granite cottages harking back to the tin mining era and St Just's prosperous heritage.

Boasting two fantastic butchers, four pubs, traditional grocers, and two convenience stores, St Just has all the essentials covered, as well as offering well-respected art galleries, popular eateries, and some stunning coastal walks nearby.



Pleasant Terrace, St. Just, Penzance, TR19

Approximate Area = 1533 sq ft / 142.4 sq m
For identification only - not to scale



- STUNNING FOUR BEDROOM COTTAGE
- OFF STREET PARKING TO REAR
- SEA VIEWS ACROSS FIELDS TO FRONT
- PERFECT FUSION OF CHARACTER & MODERNITY
- EPC - E
- FANTASTIC KITCHEN/ DINING ROOM
- FRONT AND REAR GARDENS
- HIGHLY DESIRABLE LOCATION
- SPACIOUS & FLEXIBLE ACCOMMODATION
- COUNCIL TAX BAND - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	