

# Avenue Cottage St Hillary, Penzance, TR20 9DH

£300,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

# Avenue Cottage St Hillary

- A BEAUTIFULLY LIGHT AND SPACIOUS DETACHED HOME
- A LIGHT-FILLED TRIPLE-ASPECT KITCHEN/BREAKFAST ROOM
- A GENEROUS LOUNGE/DINING ROOM FOR RELAXING & ENTERTAINING
- A FLEXIBLE SPACE FOR WORK OR HOBBIES
- PLENTY OF PARKING & SPACE FOR A BOAT OR TRAILER
- DETACHED GARAGE FOR STORAGE OR PRACTICALITY
- SURROUNDED BY BEAUTIFUL WEST CORNISH COUNTRYSIDE & COASTLINE
- EASY ACCESS TO HELSTON, PENZANCE & SOME OF CORNWALL'S FINEST BEACHES
- PERFECT FOR COUPLES, SMALL FAMILIES OR THOSE SEEKING A CORNISH ESCAPE
- FREEHOLD COUNCIL TAX BAND C. EPC E47

A LIGHT, DETACHED HOME IN A SOUGHT-AFTER SEMI RURAL LOCATION

A wonderful opportunity to acquire a completely detached two bedroom home in the much sought-after Perran Downs area, offering bright and spacious accommodation, plenty of outside space and excellent versatility. Recently refreshed throughout with fresh paintwork and new carpets upstairs, the house feels immediately welcoming and ready to enjoy.







A great feature is the particularly lovely triple-aspect kitchen/breakfast room, which is flooded with natural light and offers an excellent amount of storage and generous work surface space. A door leads directly out to the garden, making this a wonderfully practical and sociable space.

From the kitchen, a stable door leads through to the large lounge/dining room. This impressive room is naturally divided by the central staircase, creating distinct and generously proportioned dining and sitting areas. The lounge is cosy and characterful, with exposed stone and a fireplace (not currently in use) while off the lounge/dining room is a useful additional space, ideal as a study, hobbies room or occasional workspace. Although compact, this area is triple aspect, making it exceptionally light and versatile. A bathroom completes the ground floor accommodation.

Upstairs are two generous double bedrooms, both featuring charming window seats and useful built-in storage.

Outside, there is plenty of parking on the gravelled driveway, with additional space for storing a boat, trailer or other recreational equipment, together with a detached garage. Immediately behind the house is a particularly pretty, sunny and secluded seating area, accessed directly from the kitchen, with steps leading up to a raised lawn.

The location is a real highlight. Perran Downs is a highly desirable area, conveniently positioned close to St Hilary and Goldsithney, with excellent access to both Helston and Penzance. Some of West Cornwall's most beautiful beaches are also within easy reach, including Marazion, Perranuthnoe and Prussia Cove.

With its detached position, light-filled rooms, flexible accommodation, excellent parking and lovely gardens, this is a home that could suit a wide range of buyers, from couples looking for space to small families seeking a comfortable and well-connected base within reach of the much sought after St Hillary Primary School. A great opportunity in a wonderful part of West Cornwall.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**GLAZED DOOR TO**

**KITCHEN/BREAKFAST ROOM 14'5" x 10'4" (4.39m x 3.15m)**
A lovely bright triple aspect room with windows to front, side and rear, tiled floor being fitted with a range of base units including drawers with ample work surface space over with stainless steel sink and drainer with mixer tap and tiled splashback, space and point for cooker, space and point for under counter fridge and under counter freezer, space and plumbing for slimline dishwasher, space and plumbing for washing machine, built-in storage cupboard, radiator and stable door to

**LOUNGE/DINING ROOM 22'9" x 12'3" (6.93m x 3.73m)**
A cosy but also light triple aspect room with practical hard flooring, two radiators. Loosely divided into two areas by a central staircase rising to the first floor.

**LOUNGE AREA**
With windows to both sides and a former fireplace with attractive exposed stone surround and door to rear lobby.

**DINING AREA**
With windows to front and side, radiator and opening to

**SUN ROOM 5'8" x 5'1" (1.73m x 1.55m)**
A useful triple aspect space with windows to front, side and rear that make a perfect work from home space or perhaps an ideal hobbies area.

**REAR LOBBY**
With tiled floor, radiator, window to side and door to

**BATHROOM 10'6" x 6'8" maximum reducing to 2'9" minimum (3.20m x 2.03m maximum reducing to 0.84m minimum)**
With tiled floor, frosted window to rear, wall mounted ladder style radiator and suite comprising of a bath with tiled surround and wall mounted chrome effect mixer shower, wall mounted wash hand basin and low level W.C.

**FIRST FLOOR**

**LANDING**
With doors to both bedrooms.

**BEDROOM ONE 12'3" x 10'8" (3.73m x 3.25m)**
With fitted carpet, radiator, generous built-in cupboard providing for shelved storage and hanging space and window to side with window seat.

**BEDROOM TWO 12'2" x 8' (3.71m x 2.44m)**
With fitted carpet, radiator, built-in wardrobe, loft access and window to side.

**OUTSIDE**
To the front of the property is a generous area of gravelled off road parking providing parking space for several vehicles.

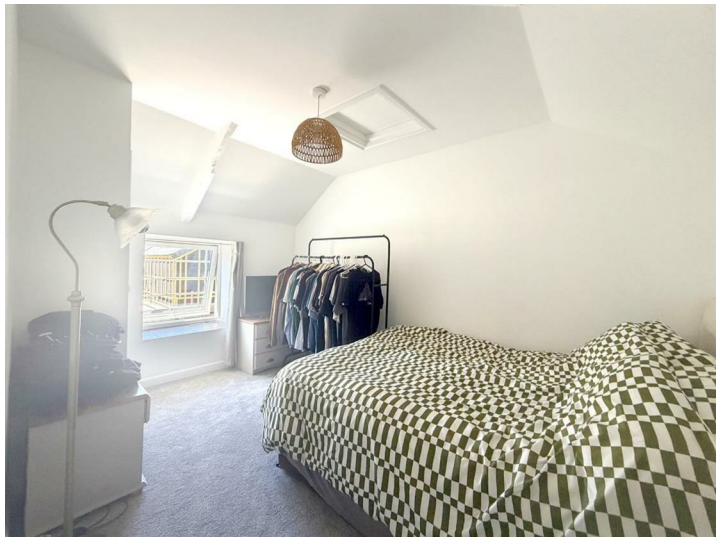
**GARAGE/WORKSHOP STORE 17'7" x 14'11" (5.38 x 4.57)**
With timber up and over door to front and pedestrian access door to side, power and light and window to front. A pedestrian access gate to the side of the property leads to













**GARDEN**

There is a patio seating area to the immediate rear of the property accessed from the kitchen which enjoys a sunny and secluded aspect from here there is access to the main garden area which is raised and mostly laid to lawn with established shrubs and hedging. There is a further area to the other side of the property mostly laid to gravel for ease of maintenance and oil fired external boiler.

**SERVICES/UTILITIES**

Mains water, electricity, drainage and oil fired central heating.

**FLOOD RISK**

River & Sea Very Low. Surface Water Very Low.

**ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

**COUNCIL TAX**

Council Tax Band C.

**WORLD HERITAGE SITE**

The property is situated in a World Heritage Site.

**WHAT3WORDS**

generally.expensive.pumps

**DATE DETAILS PREPARED.**

14th August 2026.

**MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

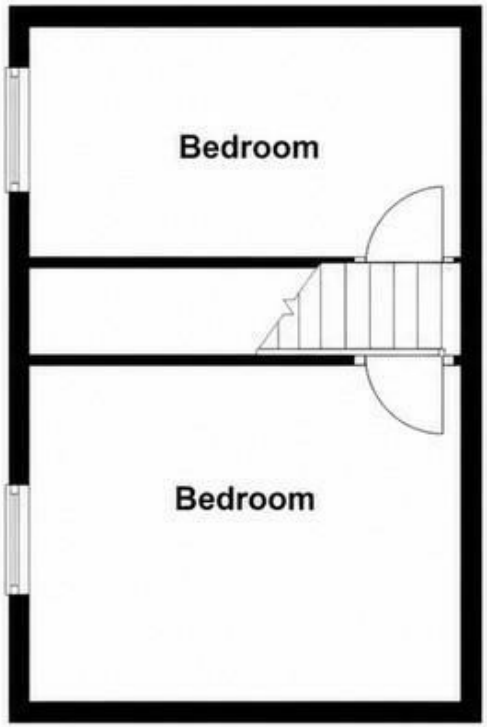
**PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## Ground Floor

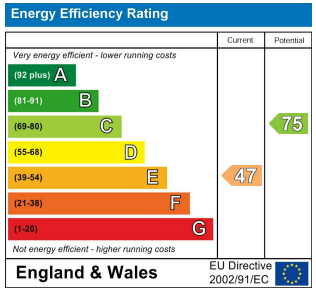



## First Floor




PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS




These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.




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