



Arnscott House Chyandour Cliff
Penzance, Cornwall, TR18 3LJ
Price guide £750,000

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Standing proudly in an elevated setting with panoramic sea views across Mounts Bay to St Michaels Mount and beyond is this stylish and individual detached three bedroom residence.

Arnscott House is situated in a tucked away, traffic free location, off a private lane and yet is moments from Penzance waterside and the town's amenities.

Whether sitting in bed with a morning cup of coffee, relaxing on the lounge sofa, or sunbathing on one of the sun terraces, the magnificent Mounts Bay and iconic St Michaels Mount provide a mesmerising and comforting marine backdrop to this residence. With sea views to enjoy from the sun terrace, all front facing rooms and the roof terrace one is almost spoilt for choice and this, in part, is why this is such a unique and special residence, likely to appeal to discerning purchasers seeking either a bolthole, a holiday let investment or a permanent home.

One of the highlights of the property is the magnificent, light and sociable, open plan living space that encompasses the kitchen, dining area, lounge and sun room. The latter of these has a striking pair of bespoke, full height, glazed, sliding doors which invite the outside in and undoubtedly carry the 'wow factor'. Both front bedrooms enjoy enviable views across to St Michaels Mount whilst sharing a roof terrace with elevated and far reaching sea views across Mounts Bay, to the Lizard, Penzance Harbour and beyond.

In summary the accommodation comprises an entrance porch, inner hallway, an open plan kitchen and dining area which leads into a further open plan lounge and a sun room. A utility room, cloakroom, wet room and rear conservatory complete the ground floor, whilst upstairs there are three bedrooms and a family shower room.

Strategically situated on the shores of Mounts Bay, Penzance is a vibrant and charming town with a pleasing range of independent shops, cafes and restaurants. Home to the 'Scillonian' and the Heliport, Penzance acts as the main hub for regular ferries and helicopter flights to the Isles of Scilly. The town has a main line railway station and bus services. The Promenade is a lovely place to stride out and take in the sea air whilst admiring the views to Mounts Bay and the iconic St Michaels Mount. Along the Promenade is the outdoor, art deco, Jubilee Pool whilst Penlee Park and the sub tropical Morrab Gardens are also popular with visitors and residents alike. The fishing port of Newlyn is situated a short distance away, towards one end of the Promenade with the charming village of Mousehole to be found further along the coast.

SELLER INSIGHT

"It's fair to say that it was love at first sight for us when we came to view the property just over five years ago. As we walked up the steps, we turned around to be met by the glorious sea view of Mounts Bay and we instantly knew then that it was the one for us," say the owners.

"The property needed an extensive renovation, so we went ahead with the work which included opening up the kitchen to create an open plan layout downstairs which is wonderful when we're entertaining as we are cooking and socialising in the same space together. New glazing has been installed throughout and we raised up the patio area to be level with the house to create a seamless indoor / outdoor space through the bifold doors. We have embraced green technology wherever possible, such as the installation of solar panels and battery storage, as well as a Tesla charge point, so the property is very energy efficient."

"Located just 20 minutes away from the popular seaside town of St Ives, we have enjoyed living here in this peaceful location as everything we need is easily accessible. We have some good shops and restaurants nearby, as well as scenic walks along the beach that is open to dogs all year round. There's plenty to do here and local events to enjoy such as the Porthleven Food Festival and day trips to the Scilly Isles."

"The garden is a sub-tropical paradise with a mature palm tree, orchids, and beautiful bluebells. It's very private which is quite rare for a property

of this size in this location, so it's ideal for relaxing and entertaining. The garden becomes an extension of the lounge when we open up the doors in the summer and we've enjoyed numerous BBQs here with family and friends."

"The balcony spans across two of the bedrooms and is certainly one of the standout features for us. We can use it all year round as it's sheltered and it's ideal for sunbathing, reading, and sitting with a cold drink just taking it easy. We watch the storms and sunny skies coming in across the bay and it's the perfect spot to watch New Years Eve firework displays. The detached garage is another useful feature as it's a really good size where I can store our car and motorbikes."

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEPS AND HANDRAIL UP TO

Stylish composite entrance door with glazed side panels to.

ENTRANCE PORCH

1.68m x 1.57m plus door recess (5'6" x 5'2" plus door recess)

With a window to the side aspect, part tiling to the walls, tiling to the floor and an outlook towards Mounts Bay. Oak glazed door to

INNER HALLWAY

With stylish wood effect flooring, an alarm control panel, attractive wall lights a window to the rear sunroom, an opening to the staircase to the first floor and an oak glazed door to.

KITCHEN/DINING ROOM

5.54m x 3.84m narrowing 3.20m (18'2" x 12'7" narrowing 10'6")

A lovely light and contemporary, open plan, kitchen and dining area which, in turn leads on to the sun room and lounge.

KITCHEN AREA

A stylish, nicely appointed modern fitted kitchen with a range of attractive, high-gloss, cream, base and wall units, with drawers, cupboards, corner carousel and horizontal hinged units. These are complemented by a one and a half bowl stainless steel sink with a swans neck mixer tap over, a breakfast bar, and copper effect working top surfaces which incorporate an Elica induction hob (with venting duct). There are a range of integrated appliances that include a Siemens oven and grill, a fridge freezer and a dishwasher. There is a pantry with useful storage and shelving, recessed spotlighting, a continuation of the wood effect flooring, two windows to the side aspect, an oak glazed door to the utility area and openings to the sun room and

LOUNGE

3.84m x 3.28m (12'7" x 10'9")

Light and airy with an enviable outlook across Mounts Bay to St Michael's Mount, Marazion and beyond. A glass fronted hole-in-the-wall fireplace provides a fitting focal point for the room which, in turn, has a bespoke opening to the

SUN ROOM

6.81m x 1.52m (22'4" x 5')

Unquestionably a highlight of this fine residence with bespoke, full height, sliding glass doors which open out onto the terrace to fully reveal the simply magnificent sea views afforded out towards Mounts Bay and beyond. Flooded with light the room has a large picture window to the side, spotlighting and wood effect flooring.

UTILITY ROOM

2.62m x 1.73m (8'7" x 5'8")

A step leads down to a useful area with tiling to the floor and walls, a working top surface with shelving and storage under and space for a washing machine. There is an obscure glazed window to the rear aspect, a loft hatch and an open storage cupboard, which houses the Worcester Gas Fired Boiler. A stable door leads to the rear conservatory whilst a door leads to the

CLOAKROOM

With a low-level w.c, tiling to the floor and walls, a cupboard housing the electric consumer unit and an obscure glazed door to

WET ROOM

1.68m x 1.32m (5'6" x 4'4")

Well appointed, with an electric shower, pedestal wash hand basin with a mixer tap, a ladder style towel rail and a mirrored medicine cupboard with light above. There is tiling to the walls, slate effect floor tiling, spotlights, an extractor fan and an obscure glazed window to the rear aspect.

REAR CONSERVATORY

4.04m narrowing to 3.10m x 2.34m narrowing to 1.85 (13'3" narrowing to 10'2" x 7'8" narrowing to 6'1")

A pleasant room with an array of windows and a French door with side panels that opens to the rear garden patio. There is tiling to the floor, 'Mosaic' style tiling to part of the walls, wall lights and a door to a storage cupboard which houses the gas meter.

An attractive staircase with white balustrades and a window to the rear aspect, turns to the first floor landing.

FIRST FLOOR LANDING

With a loft hatch to the roof space, recessed spotlights and doors leading off to the all three bedrooms and the shower room.

BEDROOM ONE

3.86m x 3.05m maximum (12'8" x 10' maximum)
Enjoying outstanding and elevated sea views across to St Michaels Mount, Mounts Bay and beyond this, dual aspect, double bedroom is memorable with French doors leading out on to the roof terrace. The room is complemented by sliding mirrored doors to a built-in wardrobe with hanging rails and shelving.

BEDROOM TWO

3.40m x 3.23m maximum (11'2" x 10'7" maximum)
An appealing double bedroom with a sunny outlook and further, panoramic views across Mounts Bay. A French door leads out on to the roof terrace whilst there is a window to the side aspect. There is useful alcove shelving, and louvred doors to a built-in wardrobe with a hanging rail and storage.

BEDROOM THREE

2.64m x 2.34m maximum (8'8" x 7'8" maximum)
With a window to the side aspect and an outlook towards Marazion beach and Godolphin Hill. There is a built-in wardrobe with a hanging rail and a storage shelf above.

SHOWER ROOM

Beautifully appointed with a low level w.c, mounted wash hand basin with mixer tap and vanity cupboard under and a stylish walk in shower cubicle with a thermostatic shower. There is a chrome, ladder style, towel rail, recessed spotlighting, a feature mirror with surround lighting, contemporary tiling to the walls and floor and an obscure glazed window to the side aspect.

OUTSIDE

Well established, landscaped gardens lead up to the residence and host an array of specimen shrubs, plants and trees. Steps lead up to the residence and sun terrace which enjoys a sunny outlook and sea views. Steps lead down to a sheltered, decked dining area, whilst a pathway leads around to the side of the property and an outside store and shelter. Beyond this a trellis gate opens out into a nice rear patio enclosed by mature plants and trees. This in turn leads on to a further side garden with a greenhouse and steps leading down to the parking area and

DOUBLE GARAGE

5.99m x 5.03m (19'8" x 16'6")
A double garage with an electric door, power and lighting, some

overhead eaves storage, shelving, a window to the side aspect, and a service door to the rear electric. Outside there is a tap, an electric car charging port (suitable for a Tesla), courtesy lights and a security light.

ROOF TERRACE

Accessed via the French door in each front facing bedroom the roof terrace is the perfect place to soak up the sun's rays and enjoys commanding views to the Mount and beyond.

AGENTS NOTE

The driveway parking area may not be suitable for vehicles with low suspension.

SERVICES

Mains electricity, water, gas

COUNCIL TAX BAND

Band E

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - 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.

DATE DETAILS PREPARED

10th May 2023



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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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