



South Parade, Penzance, Cornwall



An outstanding Grade II listed **Georgian townhouse**, situated within gated grounds in the heart of the town and within a short level walk of Morrab Gardens and the seafront.

Distances

A30 1 mile, St Michaels Mount 4 miles, St Ives 7.9 miles

Lands End 9.8 miles, Truro 28.7 miles

(All distances are approximate)

Summary of accommodation

Lower ground floor: Kitchen/breakfast room | Sitting/TV room

Ground floor: Entrance hall | Lobby | Drawing room | Dining room

First floor: Main bedroom | Bathroom

Second floor: Two en suite double bedrooms

Third floor: Studio bedroom with kitchenette and en suite shower room

Outside: Gated communal gardens and parking for two vehicles

Private rear courtyard with summerhouse and garden shed

Gross Internal floor Area 2,964 sq ft (275 sq m)



The location

Pen Sans, from the old Cornish language, was the original name for Penzance and means sacred headland and refers to an ancient chapel on the western headland. Nowadays, Penzance is the major tourist and commercial centre of West Cornwall, and although steeped in history, provides all the facilities and amenities you would expect, including hotels, restaurants, cafés, museums, art galleries, second-hand book sellers, and a wonderful and eclectic mix of independent shops and boutiques. Penzance is perfectly positioned as a gateway to some of Cornwall's most famous tourist destinations, including the Isles of Scilly, it is also only a few miles from places such as St Ives, Land's End, and of course St Michael's Mount. Penzance's bustling town, breath-taking views, and close proximity to iconic Cornish landmarks, ensures it is one of Cornwall's treasured gems.

The town offers a mainline rail connection to London Paddington, education for all ages, a hospital, selection of supermarkets and food stores. South Parade is situated off Parade Street, a quiet road with very little passing traffic, ensuring a great deal of peace and tranquillity and is situated a short level walk from the town centre's facilities, including Chapel Street, arguably Penzance's best known and oldest address, and the seafront, where the promenade leads to Jubilee Pool. Penzance also benefits from one of mildest climates in the UK, illustrated by the abundance of gardens full of sub-tropical plants, including Morrab Gardens, which lies to the front of South Parade, landscaped in Victorian times and turned into a municipal park in 1889, complete with bandstand. Nearby Penlee Gardens is also home to an outdoor theatre in the summer months.

West Cornwall is known for its rugged beauty and is home to a large section of the Southwest Coast Path, meandering its way over dramatic cliff tops, to sheltered coves and larger sandy beaches. Just to the east of Penzance is the village of Marazion and St Michael's Mount which can be accessed by foot across a causeway at low tide. There are many other sandy beaches including Praa Sands to the east, whilst to the far west is Sennen Cove and Whitesand Bay, a two mile long stretch of beautiful white sands renowned for its surfing waves, beside a picturesque harbourside village. To the south is Mousehole, another popular coastal village, renowned for its harbourside lights at Christmas, and about 20 minutes' drive to the north is the beautiful town of St Ives.



The property

Approached off a quiet no-through road, South Parade is arguably Penzance's most impressive terrace of just five granite faced, Grade II listed Georgian townhouses. 2 South Parade has been exquisitely renovated in recent years, with the result being a superbly presented Georgian home with elegant and well-proportioned rooms, arranged over four floors.

This beautiful period townhouse is approached through private, gated communal gardens, with a front door that remains open during the day. Stairs rise to an inner entrance hall which in turn leads to the formal drawing room, a wonderful reception room with oak floors, high ceiling, large sash window with shutters, and an ornate working fireplace. A wide opening leads through to the dining room, again with high ceiling, sash window with shutters and an oak floor.

Stairs descend from the entrance hall to the lower ground floor, which comprises the well-appointed kitchen with door leading to the courtyard, and a third reception room, which provides a further dining area and a cosy sitting room with wood-burning stove. The kitchen is fitted with a good range of units and a large island unit. Appliances include a double oven, hob, fridge/freezer, dishwasher and washing machine. The original 1840's Cornish range remains in the kitchen as a wonderful decorative feature. The first floor is dedicated to the main bedroom and bathroom, with sash windows and high ceilings. The bathroom is fitted with a central roll top bath and large walk-in shower.

The second floor offers two further double bedrooms, both with en suite shower rooms and the top floor is converted, to now provide a self-contained studio room, complete with kitchenette, bedroom and shower room and enjoys superb far-reaching views over Mounts Bay towards Newlyn.

Gardens

There is a very pretty Mediterranean style walled courtyard to the rear, which is accessed from the lower ground floor. The courtyard offers a very private setting for al fresco dining, with a glass fronted slate tiled summer house, under level storage for bins etc and a door leading to South Parade Mews behind. The row of Georgian houses overlook and enjoy shared grounds, approached through wrought iron gates, which open to a gravelled in and out driveway, with mature hedged boundaries centred around manicured lawned gardens, and planted beds and borders. Each of the houses, make an annual contribution to the shared and ongoing maintenance of the gardens.





Services

All mains services are connected.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TR18 4DJ)

Once in Penzance, continue along The Greenmarket, turning right into Parade Street which can be found immediately before The Globe Public House and by the Co-Op. Pass the Honeypot Coffee shop on your left and then take the 2nd turning on the left, (by the stone wall), and after 50yds a pair of wrought iron black gates leading to South Parade will be found. Go through the gates, and park on the left-hand side of grounds. 2 South Parade is the second house on the right-hand side.

What3words: shop.diplomat.emeralds

Property information

Tenure: Freehold

Local Authority: Cornwall Council

Council Tax: Band F

EPC Rating: D

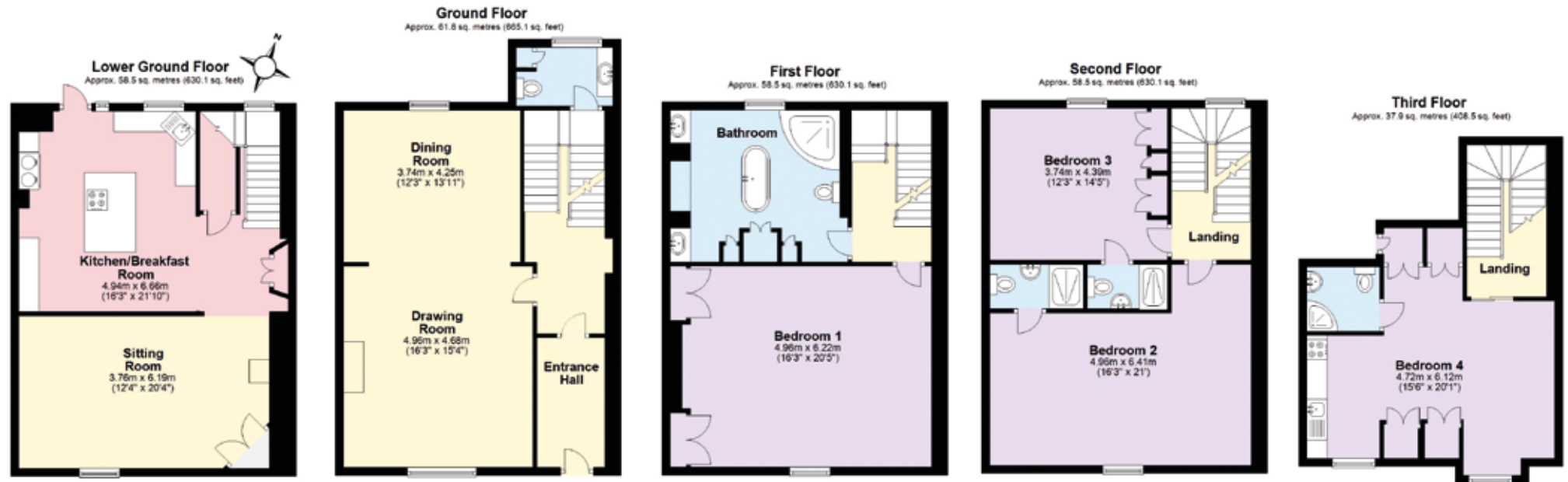
Guide Price: £750,000

Approximate Gross Internal Floor Area

2,964 sq ft (275 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Knight Frank Exeter
19 Southernhay East

Exeter

EX1 1QD

knightfrank.co.uk

I would be delighted to tell you more

Sarah-Jane Bingham-Chick

01392 423111

sj.chick@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated July 2023.

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