



Lynfield Cottage,  
Perranuthnoe, Penzance

LODGE & THOMAS  
ESTABLISHED 1892



**Lynfield Cottage**, Perran Lane,  
Perranuthnoe, Penzance, TR20 9NR

**Guide Price - £340,000    Freehold**

- *Traditional semi-detached character cottage*
- *3 Bedroom with kitchen/diner and shower room*
- *Level Garden*
- *Village centre location*
- *Sought after South Coast Village*

*Offered for sale with vacant possession this charming 3-bedroom semi-detached cottage features an easy to maintain level garden in a popular village only moments' walk from the beach.*

### **The Property**

This characterful stone-built cottage has been updated to feature uPVC double glazed sash windows and doors, electric heating and refitted kitchen and bathroom.

The focal point of the lounge is the wood burner whilst to the rear there is a well-proportioned kitchen/diner. There are three bedrooms at first floor together with a shower room and wc. The cottage is fronted by a well-tended level garden with an open aspect.







**EPC E Council Tax Band C**

### Services

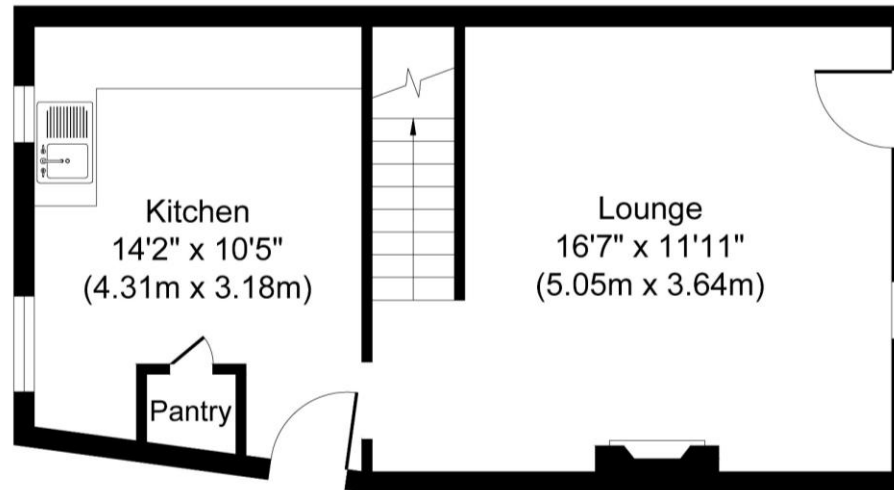
Mains electricity, water and drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

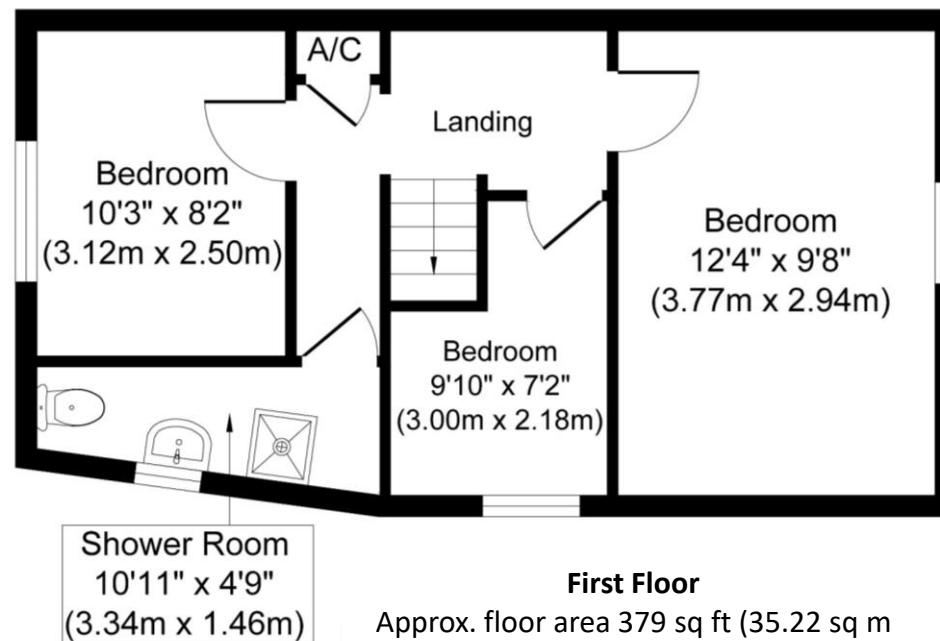
### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



**Ground Floor**

Approx. floor area 379 sq ft (35.22 sq m)



**First Floor**

Approx. floor area 379 sq ft (35.22 sq m)



## Location

Tucked away within the heart of this beautiful west Cornwall beachside village, the popular Victoria Inn, Cabin beach café and Peppercorn café are just a few minutes' walk away. So too is the breathtaking sandy beach 320 yards away making this a hugely popular venue for holiday breaks and weekend boltholes. Perranuthnoe is a conservation area hidden away off the A394 south coast road between Praa Sands and Prussia Cove to the east and the iconic St Michael's Mount, beach and historic village of Marazion 2 miles to the west. The area is designated as being an Area of Outstanding Natural Beauty. The larger business and commercial centres of Helston and Penzance are 8 miles and 7 miles respectively, the latter being renowned for its maritime history and its mainline railway station.

## Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722

email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

From the Newtown Roundabout on the A30 between Hayle and Penzance turn left onto the A394 Helston Road and follow this road for just over 2 miles to the next roundabout. Here continue on the A394 towards Helston for another 0.6 of a mile where turn right at the Dynasty restaurant signposted Perranuthnoe. Follow the road into Perranuthnoe whereupon take the fourth turning on the right-hand side opposite The Cow House Gallery where the property for sale will be found a short way along on the right-hand side identified by a Lodge & Thomas for sale board.

**what3words**///windows.walked.regulate



**Not to scale. For indicative purposes only.**

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