



Chynoweth,  
Newlyn, Penzance

LODGE & THOMAS  
ESTABLISHED 1892

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## Chynoweth,

Chywoon Grove, Newlyn, Penzance, Cornwall TR18 5NU

### Guide Price - £450,000 Freehold

- Detached two bedroom bungalow
- uPVC double glazing & oil-fired central heating
- ½ acre of gardens with various outbuildings & garage
- Pleasant and private, non-estate setting
- Fringe of Newlyn, close to Mousehole and the coast

*A detached non-estate bungalow in need of some updating or redevelopment, hidden away within ½ an acre of gardens, close to Newlyn and Mousehole in a sought after west Cornwall location.*

### The Property

The property is offered for sale with vacant possession to close an Estate. It has been improved with the installation of uPVC double glazing and doors, but has scope for general modernisation and refurbishment or redevelopment, subject to planning.

The accommodation currently comprises a hallway, dual aspect lounge with wood burner, kitchen/diner with oil-fired Rayburn, two bedrooms with wardrobes, a shower room/wc and a separate wc.

Set within ½ an acre of gardens, which was once a market garden or similar, as there are a variety of sheds and divided into various sheltered enclosures which include an orchard. There is a detached garage and parking for two or three vehicles.





**EPC F Council Tax Band E**

**Services**

At the time of receiving instructions, it has not been possible to verify what services are connected to the property. Interested parties are advised to make their own enquiries to the relevant service providers.

**Wayleaves, Easements & Rights of Way**

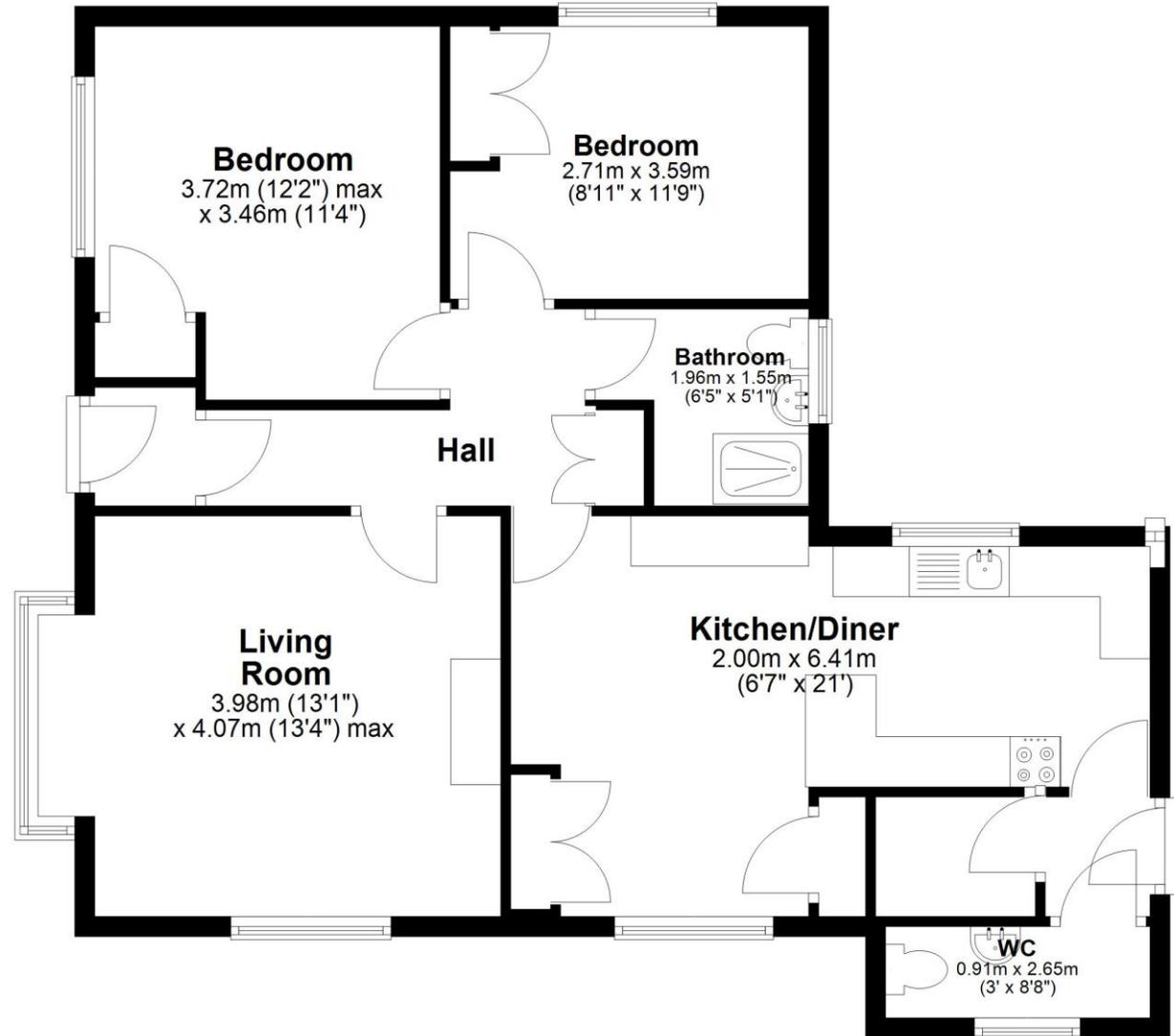
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

**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. 85.8 sq. metres (923.3 sq. feet)



Total area: approx. 85.8 sq. metres (923.3 sq. feet)

## Location

The property is hidden away down a private drive off the B3315 at the top of Chywoon Hill on the southern outskirts of the historic fishing port of Newlyn. Within the village there is a selection of shops catering for most daily requirements, together with a nearby primary school, pubs and churches. This part of Cornwall has a rich and diverse history and culture, most of which is based around farming, fishing and in the past piracy and smuggling! Today the area celebrates its colourful background with Newlyn and nearby picturesque cove of Lamorna, being famed for its artists and sculpture amongst which are names like Terry Frost and Gertrude Harvey. The larger town of Penzance is about 2 miles away providing a host of shopping, schooling, health and leisure facilities, together with the 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

Head west along the A30 to Penzance and follow the signs for Land's End along the bypass. Shortly after crossing the third mini roundabout, take the next left signposted Newlyn. At the junction turn right up Troon Hill and follow the road past the turning for Pool and Mousehole. Just after the signpost for Chyenal on the right is the property for sale identified by a Lodge & Thomas for sale board.

**what3words** ///activates.fashion.clown





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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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