



Lauristine



# Lauristine

Crowlas, Penzance, Cornwall, TR20 8DS

Penzance 5 Miles, St Ives 7 Miles.

Superbly presented 3-bedroom main house with 2 bed detached annexe, enjoying off-road parking and rear gardens.

- 3 Bed Main House
- 2 Bed Annexe
- Off Road Parking
- Garden
- Traditional Property
- Period Features
- Direct Access to the A30
- Detached
- Freehold
- Council Tax Band D

Guide Price £510,000

## SITUATION

Lauristine enjoys direct access to the A30, providing excellent transport links throughout West Cornwall. It is located in the popular village of Crowlas, a welcoming community known for its lively and engaged atmosphere. The village is also home to a well-regarded local pub, which serves as a friendly social hub for residents and visitors alike. Crowlas sits around four miles northeast of Penzance, the historic harbour town overlooking Mounts Bay. Once a thriving market centre, Penzance continues to serve as the commercial heart of the Land's End peninsula, offering a wide range of amenities including shops, supermarkets, and both state and independent schools.

Just two miles to the south lies the ancient town of Marazion, famous for the iconic St Michael's Mount. At low tide, a historic stone causeway—once used by pilgrims—connects the mainland to the island. The castle, still the residence of the St Aubyn family, invites visitors to discover its gardens, grounds, and grand interiors. Marazion is also a hotspot for water sports such as sailing, kite surfing, and windsurfing, and boasts a sandy beach ideal for swimming. A local RSPB reserve adds further appeal for nature enthusiasts.

The wider area is rich with scenic walking routes, including stretches of the renowned South West Coast Path. The art-filled harbour town of St Ives, celebrated for its stunning beaches and creative heritage, is located approximately six miles to the north.



## THE PROPERTY

The property combines the charm and character expected of a traditional Cornish cottage with the feel and finish of a modern home.

Offering superb flexibility, making it ideal for a large family or multi-generational living. Entering through the central front door, you step into a hallway that leads directly to the generous sitting room, complete with an open staircase rising to the first floor.

From the hallway, there is also access to a second sitting room, equally suited as a home office or family room. Beyond the main sitting room is a bright, spacious conservatory currently used as a dining area. This room enjoys lovely views over the garden and features a door that opens directly onto the outdoor space. A modern kitchen and a practical utility room complete the ground-floor accommodation.

The first floor offers two generous double bedrooms and a third single bedroom positioned at the rear, enjoying views over the garden. A well-appointed family bathroom completes the accommodation in the main cottage.

## OUTSIDE

The rear garden is a well-designed, low-maintenance space that offers a high level of privacy, making it an ideal retreat for relaxation or social gatherings. Thoughtfully landscaped, it provides distinct areas for quiet enjoyment, alfresco dining, or entertaining family and friends.

Accessible either through the back door of the utility room or from the conservatory, the garden seamlessly extends the living space, creating a versatile outdoor "room" that can be enjoyed throughout the year. The space perfectly complements the character and comfort of the cottage.

## THE ANNEXE

The annexe is a stylish, contemporary space, fully self-contained and thoughtfully designed to maximize comfort and privacy. Currently generating a steady rental income, it presents an excellent opportunity for buyers seeking a home-and-income arrangement. Equally, it is ideal for multi-generational living, offering a separate space for older children, relatives, or visiting family. The annexe can also serve as luxurious guest accommodation, a private office, or a creative studio, providing flexibility to suit a variety of lifestyles. With its modern finishes and independent access, it complements the main cottage while offering a truly versatile living space.

## SERVICES

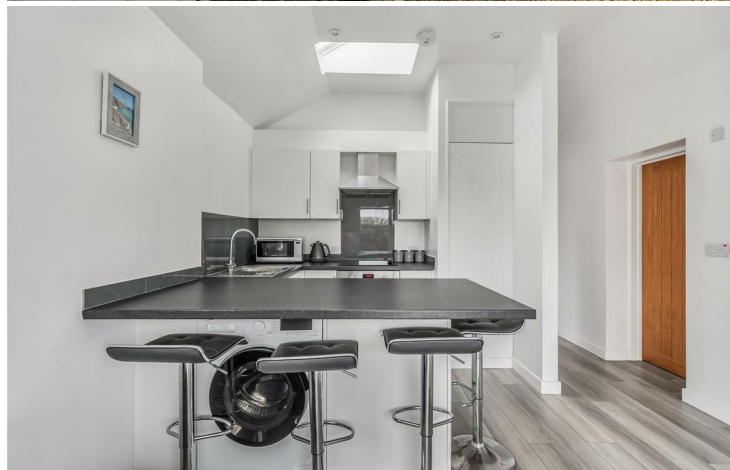
Mains Gas, Electricity, Mains Water and Drainage.  
Ultrafast Broadband Available -Ofcom  
Mobile Reception - O2, EE, Vodafone & Three signal Likly - Ofcom

## VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

## DIRECTIONS

Continue along the A30 from St.Erth towards Penzance. As you enter the village of Crowlas, Lauristine will be evident on your Left Hand Side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1182 sq ft / 109.8 sq m  
Annexe = 484 sq ft / 44.9 sq m  
Total = 1666 sq ft / 154.7 sq m  
For identification only - Not to scale

**Annexe**  
 Bedroom 1: 3.50 x 2.89m (11'6" x 9'6")  
 Bedroom 2: 2.54 x 2.46m (8'4" x 8'1")  
 Kitchen / Sitting Room: 5.39 x 3.75m (17'8" x 12'4")

**Ground Floor**  
 Sitting Room: 7.08 x 4.84m (23'3" x 15'11")  
 Office: 3.53 x 3.37m (11'7" x 11'1")  
 Conservatory: 3.47 x 3.37m (11'5" x 11'1")  
 Kitchen / Breakfast Room: 3.62 x 2.87m (9'5" x 9'5")  
 Utility Room: 1.55 x 1.38m (5'1" x 4'6")

**First Floor**  
 Bedroom 1: 4.69 x 2.91m (15'5" x 9'7")  
 Bedroom 2: 3.47 x 2.60m (11'5" x 8'6")  
 Bedroom 3: 3.08 x 2.10m (10'1" x 6'11")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2025. Produced for Stags. REF: 1380305



| 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                             |   | 81      | 40        |
| EU Directive 2002/91/EC                     |   |         |           |

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