



Nyns'yu Nep'pell



Nyns'yu Nep'pell

Trevarrack Row, Penzance, Cornwall, TR18 3DF

Penzance 1 Mile - Beach 1 Mile

A spacious traditional barn conversion situated in the heart of the popular village of Gulval, offering versatile and flexible accommodation suited to a variety of lifestyles.

- NO ONWARD CHAIN
- 3 Bedrooms inc en-suite
- Gardens
- Off Street Parking
- Freehold
- Barn Conversion
- Character Property
- Garage
- Flexible Accomodation
- Council Tax Band D

Guide Price £425,000

SITUATION

Nyns'Yu Nep'pell is situated in the popular village of Gulval, a highly regarded residential area on the outskirts of Penzance. Enjoying a peaceful rural setting with views towards Mount's Bay, the village offers an attractive blend of character properties centred around a picturesque village square and historic church. Gulval is particularly popular with families, benefiting from a highly regarded primary school and a strong sense of community.

Nearby Penzance provides a comprehensive range of shopping, leisure and educational facilities, together with a mainline railway station offering direct services to London Paddington. The surrounding Penwith Peninsula is renowned for its dramatic coastline, sandy beaches and scenic countryside, providing excellent opportunities for walking and a variety of outdoor pursuits.

THE PROPERTY

Nyns'Yu Nep'pell is a substantial detached barn conversion situated within the highly desirable village of Gulval, offering spacious and versatile accommodation arranged in a reverse-level configuration to take full advantage of the property's elevated outlook.



Combining character and charm with practical family living, the property retains many attractive features including exposed granite walls, vaulted and beamed ceilings, solid wood flooring and an impressive open fireplace, creating a warm and welcoming atmosphere throughout.

The principal living accommodation is situated on the first floor and comprises a generous sitting room with an open fireplace and doors opening onto a balcony enjoying pleasant views over the gardens and surrounding area. The well appointed kitchen is fitted with a range of units complemented by granite work surfaces and integrated appliances, flowing through to a separate dining room which provides an ideal space for both everyday family life and entertaining. A useful utility room and cloakroom complete the first-floor accommodation.

On the ground floor are three well-proportioned bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. In addition, a useful study, hobby room or occasional fourth bedroom provides further flexibility for those seeking home-working space or additional accommodation.

OUTSIDE

The property occupies a generous plot approached via a steel gate opening onto a spacious parking area and driveway, providing parking for several vehicles and access to the garage. The gardens are a particular feature, being predominantly laid to lawn and bordered by mature hedging, shrubs and established trees, creating an attractive and private setting. A block-paved driveway extends through the garden, while steps rise to provide access to the upper level of the property. A detached summer house offers useful ancillary accommodation and is ideally suited as a home office, studio, hobbies room or garden retreat.

The driveway will be owned by the purchasers of Nyn'Yu Nep'pel, with the initial section being shared with a neighbouring property.

SERVICES

Main Water and Electricity.

LPG heating.

Private Drainage - Septic Tank.

VIEWINGS

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

DIRECTIONS

From Penzance, proceed along the A30 towards Gulval, turning right signposted for the village. Continue past Ponsandane Farm and follow the road around the sharp right-hand bend towards Gulval. Upon entering the village and reaching the bottom of the hill, turn right beside the chapel and then take the next left. Continue a short distance along the lane, where the property will be found on the right-hand side.

What3words:///soaps.saves.synthetic



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.



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		

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