STAGS



2 Allen House

2 Allen House, 32 Lannoweth Road, Penzance, Cornwall, TR18 3AB







Train Station 250 metres - South West Coast Path 350 metres

A beautifully presented two-bedroom apartment situated in the charming coastal town of Penzance. Set within a striking Victorian building, this exceptional property has undergone an extensive and meticulous renovation, seamlessly blending period character with contemporary luxury

- NO ONWARD CHAIN
- Recently Renovated
- 2 Bedrooms
- High Standard Throughout
- Modern Finish
- Period Property
- Parking
- Balcony
- Leashold
- Council Tax Band A

Guide Price £355,000

SITUATION

Lannoweth Road is perfectly situated at the gateway to Penzance, just a short stroll from the train and bus stations and the town centre itself. As the commercial and cultural heart of the Land's End Peninsula, Penzance is rich in history and character, reflected in its well-preserved architecture. A standout attraction is the recently restored Art Deco Jubilee Pool, while the town buzzes with energy, offering an eclectic mix of independent shops, cafés, restaurants, galleries, and traditional inns.

Just a short walk from the property, the serene Morrab and Penlee Gardens provide a peaceful escape, complemented by a local art gallery and museum celebrating the unique heritage of West Cornwall. The surrounding area is home to spectacular sandy beaches and world-famous attractions, including the iconic Minack Theatre at Porthcurno, the Tate Gallery in St Ives, and the magical St Michael's Mount in Marazion. Nearby, the picturesque villages of Mousehole and Marazion exude timeless charm, while the lively fishing harbour of Newlyn enhances the region's coastal character. For travel further afield, Penzance railway station provides direct services to London Paddington.

THE PROPERTY

A beautifully presented two-bedroom apartment situated in the charming coastal town of Penzance. Set within a striking Victorian building, this exceptional property has undergone an extensive and meticulous renovation, seamlessly blending period character with contemporary luxury. Occupying a prime position, the apartment enjoys captivating coastal views, providing a tranquil and picturesque backdrop to everyday living. Finished to an impeccable standard throughout, the interior showcases high-quality materials, elegant design, and careful attention to detail, creating a refined and comfortable living space.

The accommodation comprises a spacious and light-filled lounge and dining room, enhanced by a large box bay window that frames stunning views across the bay. The luxury fully fitted kitchen is equipped with a comprehensive range of integrated appliances, including a dishwasher, wine cooler, waste disposal system, and integrated waste bin. From here, doors open onto a private terrace, an ideal space to relax while taking in the views across Mount's Bay. A generous and welcoming entrance hall leads to a beautifully finished bathroom, complete with a 1200mm shower, vanity mirror with demista pad, and a heated towel rail. The property briefly comprises two well-proportioned double bedrooms located to the rear of the apartment, both benefiting from fitted wardrobes. Further benefits include underfloor heating throughout, full fibre internet included, a washer dryer neatly housed within a hallway cupboard, an intruder alarm system, and electric blinds, ensuring both comfort and convenience in this exceptional coastal home.

PARKING

The property offers two private off-road parking spaces.

LEASHOLD

The property will be offered with a 999 year lease and Management company formed during the sales process.

SERVICES

Mains water, electric, and drainage. Underfloor heating throughout. Ethernet points throughout. Intruder alarm. Ultrafast Broadband - Ofcom.

VIEWINGS

Strictly by prior appointment with Stags West Cornwall - 01736 223222

DIRECTIONS

From the A30 heading towards Penzance, take the turning for Penzance Town Centre. Shortly after entering Penzance, turn right onto Lannoweth Road. No. 32, Allen House, will be clearly visible at the end of the terrace..











Approximate Gross Internal Area = 75.57 sq m / 813 sq ft

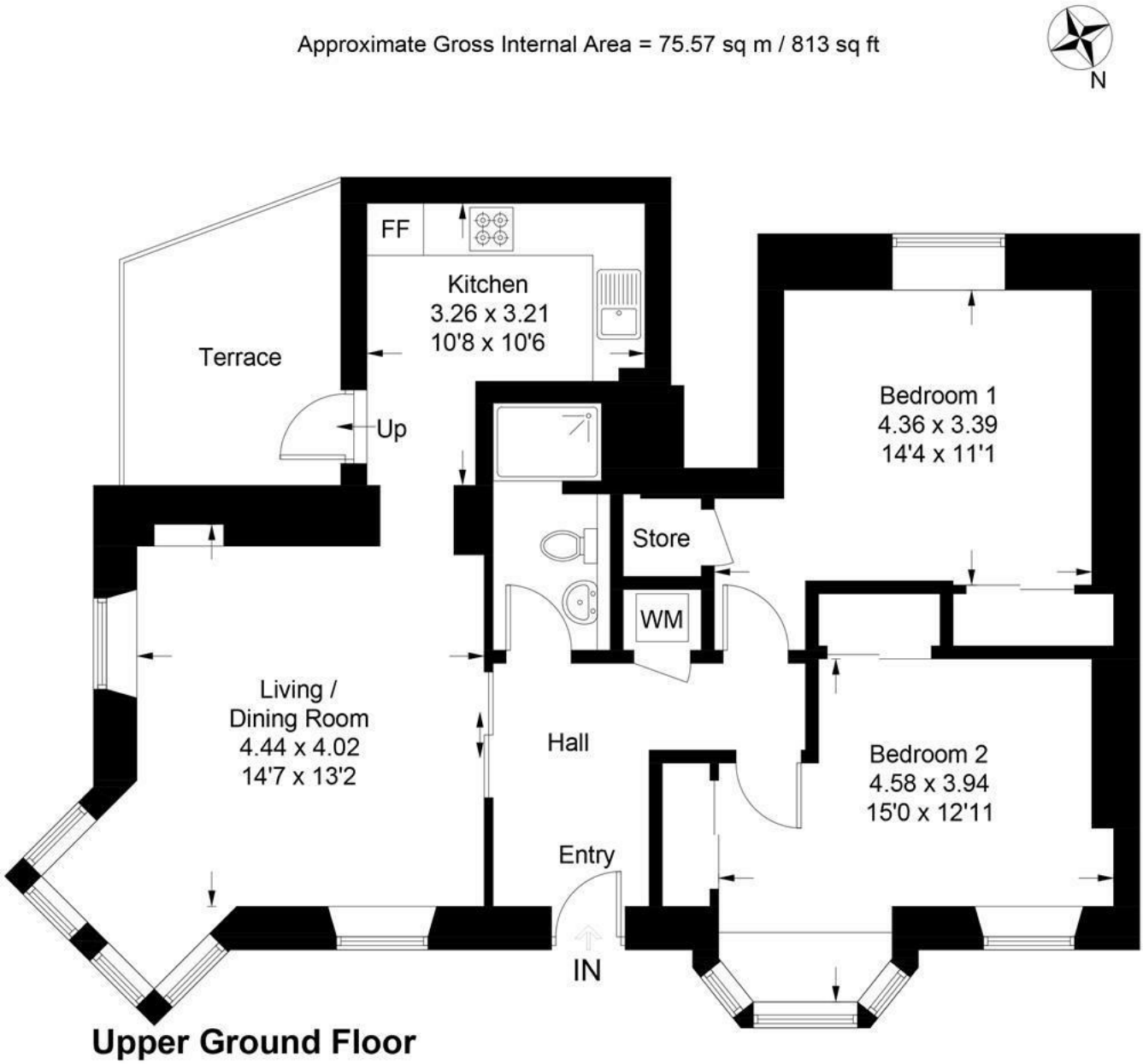
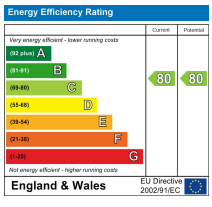


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287723)

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.



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