



**Description**

A fabulous opportunity to acquire a substantial property situated on the rural fringes of St. Just currently comprising a large currently three bedroom, three reception room end of terrace dwelling requiring modernisation, offering the clear potential for reconfiguration of the existing accommodation to provide further bedrooms and create a wonderful family home with a secure courtyard garden area, with glorious views across open countryside to the rear and some sea views from the upper floor. In addition to the main dwelling there is also a two storey garage, linking the main dwelling and a two storey barn, recently utilised as a gallery and artist's studio but again both buildings with the graphic potential to create further units of accommodation, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

**Situated**

Nancherrow Terrace is situated on the rural fringes of the Cornish village of St Just whilst being within walking distance of the main square, with its bespoke shops and public houses, primary and secondary schools.. The town also boasts a golf course, several sporting clubs and the nearby South Western coastal path.

**Main Dwelling  
Ground Floor**

Large entrance hall, lounge/diner, kitchen, second kitchen/utility area with doors to the garden and the garage.

**First Floor**

Split landing, bedroom one with en-suite wc, two further bedrooms and family bathroom.

**Garage**

Double height with windows to the rear, double doors to

the front and integral doors to both the studio and the main dwelling.

**Former Studio And Artists  
Gallery  
Ground Floor**

Double doors give access at ground floor level to the former gallery with two rooms beyond, door to the garage and stairs rising to the first floor.

**First Floor**

External and internal staircases



give access to the first floor being triple aspect with additional velux windows creating a light and airy space.

**Viewings**

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

**EPC Rating**

34 - F, 34-35 Studio - G

**Note**

The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.