



1 Greengates



SITUATION

Crowlas is a well-loved village with a vibrant and active community. It lies approximately four miles northeast of Penzance, a historic harbour town overlooking Mounts Bay. Once a bustling market center, Penzance remains the main commercial hub for the Land's End peninsula and offers a wide array of amenities, including shops, supermarkets, and both private and state schools. Just two miles to the south is the historic town of Marazion, best known for the iconic St Michael's Mount. A tidal causeway—once traversed by pilgrims—connects the mainland to the island at low tide. The castle, still home to the St Aubyn family, welcomes visitors to explore its house, gardens, and grounds. Marazion is also a popular spot for water sports such as windsurfing, kite surfing, and sailing. The town features a local RSPB reserve and a sandy beach ideal for safe swimming.

The surrounding area offers countless scenic walks, including routes along the South West Coast Path. The picturesque harbour town of St Ives, renowned for its art scene and coastal charm, is approximately six miles to the north.

THE PROPERTY

Located in the heart of the popular village of Crowlas, Greengates is a delightful end-of-terrace property offering a wealth of traditional charm. Featuring exposed beams, stonework, and a striking feature fireplace with a multi-fuel burner, the home has been recently updated and is offered to the market with no onward chain.

The accommodation includes a fitted kitchen, a rear dining room, and a spacious sitting room full of period character. There is also a convenient downstairs bathroom. Upstairs, the property provides two double bedrooms—one of which benefits from an en suite—and a third room ideal as a single

bedroom or nursery. Situated in a well-connected village just a short drive from Penzance and St Ives, Greengates combines rustic appeal with practical living. With off-road parking and access to local amenities, this home would make a wonderful family property or a characterful retreat in West Cornwall.

OUTSIDE

To the rear of the property is a private, enclosed courtyard currently laid to astro turf for ease of maintenance, along with a patio seating area ideal for outdoor dining. A useful outbuilding and wood store offer additional storage. To the front, a section of hardstanding is bordered by a traditional stone wall and front gate. A farm gate to the side provides access to the property's off-road parking area, with space for two large vehicles.

SERVICES

Mains Water, Electricity and Drainage.
Mains Gas. Superfast Broadband Available
- Ofcom. Mobile Signal - Three, O2, EE & Vodafone Limited - Ofcom

VIEWINGS

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

DIRECTIONS

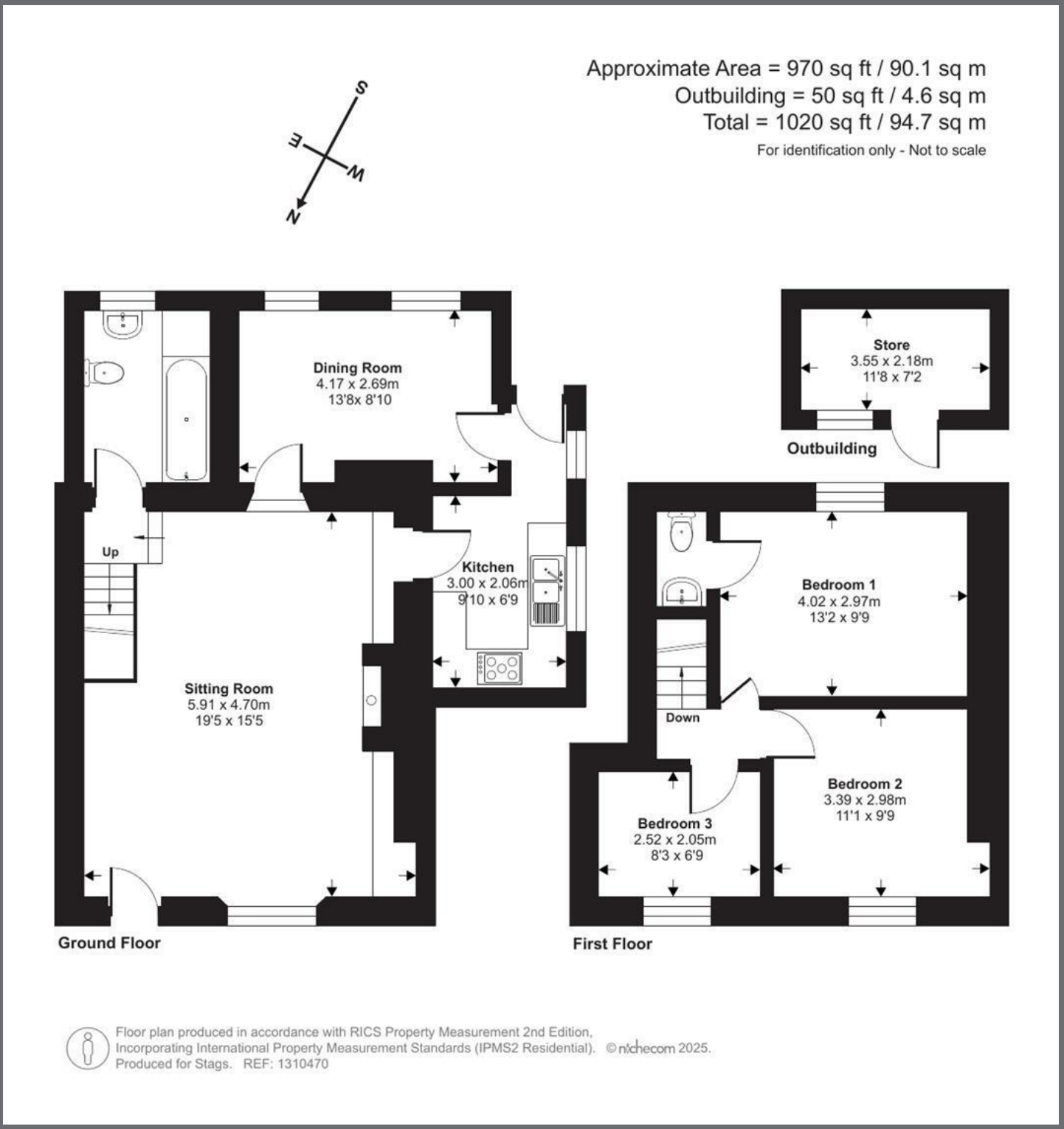
Continue along the A30 from St. Erth towards Penzance. As you enter the village of Crowlas, Green gates will be evident on your Left Hand Side.

Well presented 3 bed end terrace traditional cottage with off street parking and garden.

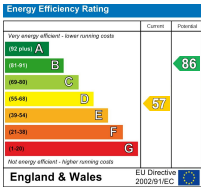
- NO ONWARD CHAIN
- 3 Bedrooms
- Parking
- Rear Garden
- Character Property
- Recently Renovated
- End Terrace
- Dining Room
- Freehold
- Council Tax Band B

Guide Price £259,500





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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