

Merimbula, St. Hilary

Guide Price £450,000

HUNTERS®

EXCLUSIVE


ST HILARY
Planning Area
Penzance

Welcome to Your New Home in the Country

Guide Price £450,000

Hunters Estate Agents are delighted to present this truly special home, nestled within the highly sought-after village of St Hilary. Just a short stroll from the well-regarded local school, this much-loved four-bedroom cottage has been thoughtfully extended and upgraded throughout. The result is an impressively spacious and versatile home, perfectly suited to modern family living or entertaining, whilst still retaining an abundance of character and charm throughout. The accommodation offers a wonderful balance of practicality and style, with well-proportioned rooms and a welcoming feel that flows seamlessly from one space to the next. Externally, the property continues to impress, with a delightful garden ideal for al fresco dining and outdoor enjoyment, along with off-road parking for multiple vehicles. A rare opportunity to acquire a beautifully enhanced character home in one of West Cornwall's most desirable villages.













The Property
Step into a practical entrance porch—an ideal space for boots and coats after exploring the surrounding countryside. Just off the porch is a well-appointed shower room, perfectly suited for freshening up after a muddy walk.

From here, you are welcomed into the heart of the home: a beautifully presented kitchen/dining room. Featuring a charming electric Rangemaster, elegant cream cabinetry, and generous worktop space, it offers both style and functionality. The dining area enjoys French doors opening onto the garden, creating a wonderful setting for everyday family life and entertaining alike.

Leading on, a separate utility room provides additional storage, further worktop space, and plumbing for white goods—an invaluable practical addition.

The ground floor also boasts two generously sized reception rooms. One overlooks the garden and features a cosy woodburning stove, perfect for unwinding with a good book, while the snug offers a charming dual-aspect space with exposed stonework, adding warmth and character.

Stairs then rise to the first floor, completing the ground floor accommodation.

Upstairs, the property continues to impress with a particularly spacious principal bedroom, enjoying pleasant views over the front garden and neighbouring countryside. This inviting room also benefits from built-in wardrobes and a stylish en suite shower room—creating a comfortable and private retreat.

There are three further bedrooms, all well-proportioned, with one also benefiting from its own en suite WC—ideal for guests or growing families. A well-appointed family bathroom completes the first-floor accommodation, offering both convenience and practicality.

Outside
To the front of the property, a neatly paved driveway provides off-road parking for multiple vehicles, or perhaps space for a boat or motorhome. Attractive planted areas complete the setting, while a pathway leads you down to a delightful garden space.

Here, a combination of patio and artificial lawn creates a low-maintenance yet inviting area, partially bordered by a traditional Cornish stone hedge and enjoying pleasant views over neighbouring fields. A useful shed adds further practicality.

The outdoor space continues to the side, where the patio extends—complete with the added luxury of an outdoor shower, perfect after beach days or countryside walks.

To the opposite side, a further garden area is beautifully planted, offering additional colour and interest, along with gated access to the street.


STOVES





The Location
St Hilary is a charming and highly regarded village nestled in the West Cornwall countryside, known for its strong sense of community and picturesque surroundings. With its historic church, popular primary school, and easy access to scenic countryside walks, it offers an idyllic setting for family life while retaining a peaceful, semi-rural feel. Just a short drive away lies the vibrant coastal town of Penzance, which provides a wide range of amenities including independent shops, restaurants, supermarkets, and leisure facilities, along with mainline rail links to London. The nearby coastline, with its sandy beaches and iconic landmarks such as St Michael's Mount, further enhances the appeal of this sought-after location.

Material Information
Answers provided by our sellers:

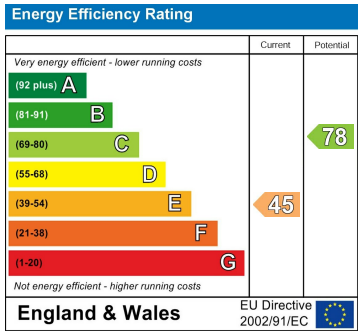
Council Tax Band: B
Local Authority: Cornwall Council
Tenure: Freehold
Type: Semi-detached
Construction Type: Does the property contain anything that could impact the ability to get a mortgage/ insurance on the property? NO
Services: MAINS ELECTRICITY, WATER, & DRAINAGE
Heating: ELECTRIC

Broadband: FFTP - Fibre to the property directly (current supplier Wildanet).
Ofcom suggest ultrafast broadband with download speeds upto 1000 Mbps
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DISCLAIMER

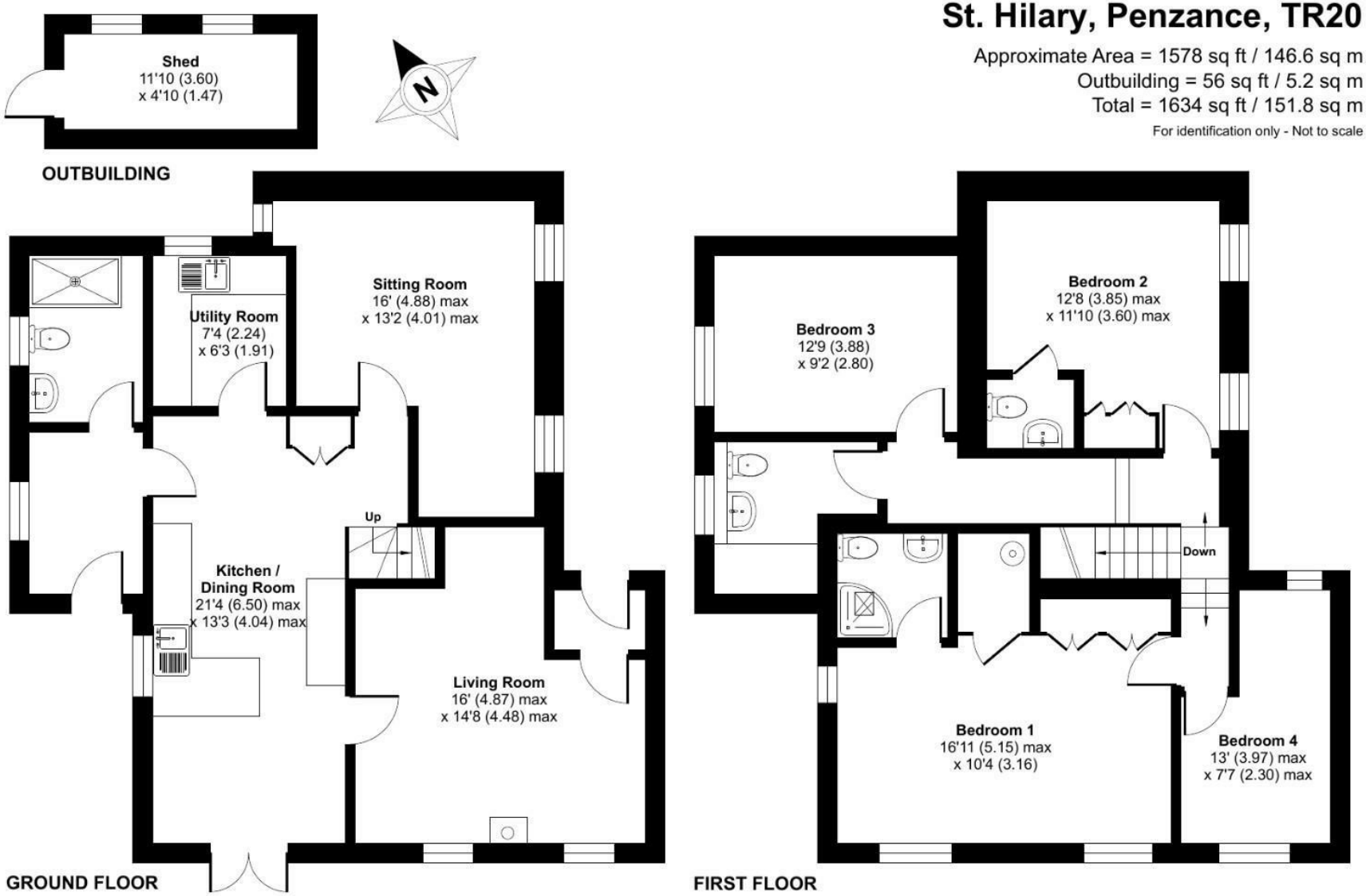
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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St. Hilary, Penzance, TR20

Approximate Area = 1578 sq ft / 146.6 sq m
Outbuilding = 56 sq ft / 5.2 sq m
Total = 1634 sq ft / 151.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters. REF: 1442504

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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