

**FOR SALE**



**The Lizard Village**  
**Guide Price £595,000**

  
**MARTIN&CO**

# The Lizard Village

Guide Price £595,000

- CONTEMPORARY DETACHED HOUSE
- AIR SOURCE HEATING
- PARKING FOR TWO CARS
- CONSTRUCTED IN 2023
- REMAINDER OF BUILD-ZONE 10 YEAR WARRANTY

*In the highly desirable centre of The Lizard Village is this contemporary, three-bedroom house with sea views. Located just off The Green, this beautifully designed modern family home was constructed in 2023 to a high specification by a very respected local builder.*

## GROUND FLOOR

The front entrance is central to the property and opens onto a spacious hall with the kitchen/ dining room to the left and the sitting room to the right. The stairs to the first floor and the cloakroom are ahead. The sitting room is dual aspect with the window to the front having views out over the Green towards the sea and there are sliding doors out to the garden at the rear. The kitchen/ dining room is also dual aspect. The fully fitted kitchen is to the rear and has a range of sleek, modern, wall and base units as well as a central island and breakfast bar. A door from the kitchen opens into the utility room which has a door opening on to the rear garden.





## FIRST FLOOR

A return staircase ascends to a spacious first floor landing which has large storage cupboards, three bedrooms and the family bathroom. The principal bedroom is to the right and has views out over the green to the sea and an ensuite bathroom. There are two further double bedrooms, which have partially vaulted ceilings and Velux windows. The bathrooms have sleek, contemporary fittings and each has both a walk-in shower and separate bath.

## GARDENS & THE EXTERIOR

Access to the property is via a shared driveway and there are two parking spaces to the front of the property. The garden wraps around from the right-hand side of the property to the rear where there is a garden-room and lawn.

## ADDITIONAL INFORMATION

The property was constructed in 2023 and therefore has the benefit of the remainder of a Build-Zone 10-year warranty.

## SERVICES

Mains water (metered), drainage and 3 phase electricity. Heating via an Air Source Heat Pump with zoned under floor heating on both floors controllable via iPhone or iPad. Super-fast broadband available.

TENURE : Freehold

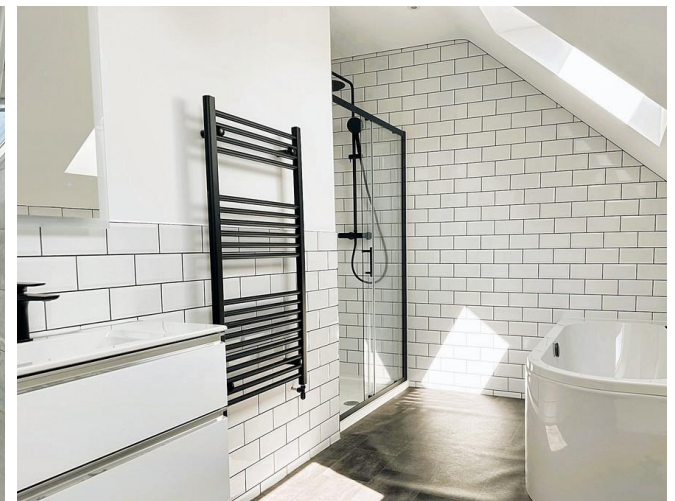
EPC : B

COUNCIL TAX BAND : E

## LOCATION

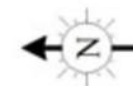
Located approximately 12 miles south of Helston, The Lizard is the most southerly village in Great Britain. There is a thriving coastal community with a public house, junior school, shops, doctors' surgery, garage, post office, galleries, restaurants, newsagent and church.

The Lizard peninsula provides unique opportunities for adventure with a myriad of outdoor activities on your doorstep. Whether you are into bird watching, hiking, sea kayaking or surfing, there truly is something for everyone.





Approximate gross internal area  
1728 sq ft / 160.53 sq m  
Shed  
103 sq ft / 9.57 sq m  
Total  
1831 sq ft / 170.10 sq m



Key :  
CH - Ceiling Height



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines

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