



A spacious and immaculately presented three double bedroom, two bath/shower room detached house located in the popular Lizard village with all the village amenities and coastal walks within a few minutes walk. The property also benefits from two reception rooms, low maintenance gardens to front and rear, a summer house, two sheds and off road driveway parking for two vehicles and a garage (part of which has been converted to an office). Freehold. Council Tax Band D. EPC D67.



THE PROPERTY

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The accommodation comprises in brief, entrance porch leading into living room and separate dining room, kitchen with integrated ceramic hob and double oven (our vendor informs us the double oven was installed 2023), a study which is located at the rear of the garage, a utility room and cloakroom. On the first floor is a good size landing, three double bedrooms, the master with en suite shower room, two bedrooms are fitted with built in wardrobes and a family bathroom which also has a built in cupboard. The third bedroom enjoys countryside views to the rear.

The residence has rendered and painted external elevations, under a pitched slate tiled roof, UPVC double glazed windows/external doors (our vendor informs us the external doors and windows were installed 2022) and warmed by an oil fired central heating system.

LOCATION

The Lizard village Britain's most southerly village is a thriving coastal community throughout the year and has a local public house, junior school, shops, doctors surgery, garage, post office, galleries, restaurants, newsagent and church. The local area has some of the most dramatic coastlines the UK has to offer and is hugely popular with ramblers seeking this iconic destination. Arrive at the Lizard Green and one can walk west, south or east following the land until it stumbles into the ocean. Watch boats of all descriptions nearing the land and coastline, made safe by the mighty Lizard lighthouse which is a world renowned landmark. From Kynance Cove to Lizard Point to Housel Bay and Church Cove, you will be thrilled

by the spectacular marine views.

The village of Mullion is approximately 5 miles which has a supermarket, Spar shop, secondary school, doctors surgery, public houses, coastal walks and beaches.

The ancient market town of Helston which is the gateway to the Lizard peninsula is approximately twelve miles away and offers national supermarkets, senior schooling, sports centre and a general eclectic array of shops.

DIRECTIONS

From Helston take the A3083 towards Lizard village. Just as you enter the Lizard Village, turn left into Cross Common sign posted Housel Bay. Proceed along this road, and take the second turning on the right named Lusart Drive and the property can be found on the right.

TENURE - Freehold

COUNCIL TAX BAND D

PARKING

There is off road driveway parking for two vehicles.

(All dimensions and floor plans are approximate)

Entrance Porch 6'2" x 5'8" (1.88m x 1.73m)

A useful porch with space to store coats and shoes. UPVC double glazed half frosted door and half glazed side panel. Tiled floor. Ceiling light.

Living Room 17'5" max x 15'7" max (5.31m max x 4.75m max)

Wooden oak flooring. Two radiators. Three ceiling lights. UPVC double glazed window to the front. Double doors to dining room.

Dining Room 10'8" x 9'9" (3.25m x 2.97m)

Wooden oak flooring. Radiator. Ceiling light. UPVC double glazed French style doors to the rear garden.

Kitchen 13'4" x 10'2" (4.06m x 3.10m)

A selection of base and wall units complemented by tiled splash backs and granite effect work surfaces incorporating a ceramic hob with extractor fan above, stainless steel sink and drainer with mixer tap. A built in

double oven and under counter dishwasher. Tiled floor. UPVC double glazed window overlooking the rear garden. Door to study. Door to utility.

Study 8'10" x 8'6" (2.69m x 2.59m)

Ceiling strip light. Power. Internet/phone point.

Utility Room

Wall and base cupboards with granite effect work surfaces. Under counter washing machine and tumble dryer. Extractor fan. Ceiling light. Tiled floor. UPVC double glazed window to the side and UPVC double glazed door to the rear garden. Door to cloakroom.

Cloakroom

A good size cloakroom which houses the boiler. Wall mounted cupboard. Low level WC. Wall hung wash hand basin. Tiled floor.

From the living room, stairs lead to the first floor landing.

FIRST FLOOR LANDING

Loft access hatch (the loft is partially boarded). Ceiling light. Smoke alarm. Doors to three bedrooms and the family bathroom.

Bedroom One 14'1" x 11'11" (4.29m x 3.63m)

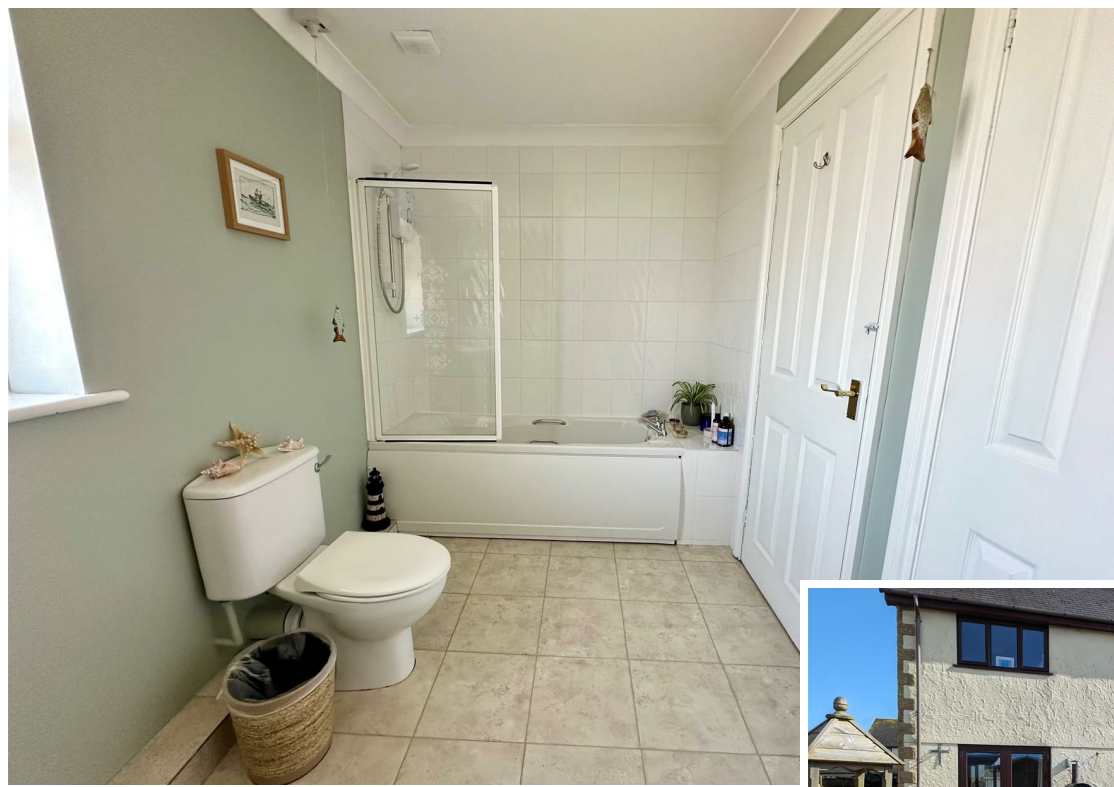
A generous room with two UPVC double glazed windows to the front, there are distant sea views if you look to the left. Ceiling light. Radiator. Door to en suite shower room.

En Suite Shower Room

Tiled shower cubicle with wall mounted shower attachment. Wall hung wash hand basin with storage drawers beneath. Low level WC. Heated chrome towel radiator. Inset ceiling lights. UPVC double glazed frosted window to the side.

Bedroom Two 13'4" max including recess x 9'1" (4.06m max including recess x 2.77m)

Built in wardrobe. Radiator. Ceiling light. UPVC double glazed window to the front.





Bedroom Three 12'10" including wardrobe recess x 9'9"**(3.91m including wardrobe recess x 2.97m)**

UPVC double glazed window overlooking the garden and countryside beyond. Built in wardrobe. Radiator. Ceiling light.

Bathroom 11'6" x 6'4" (3.51m x 1.93m)

A spacious family bathroom consisting of a panelled bath with tiled surround and electric shower. Low level WC. Pedestal wash hand basin. Built in cupboard. Radiator. UPVC frosted double glazed window to the rear.

OUTSIDE

To the front is a tarmac driveway providing parking and a gravelled chipping area also providing parking. To the rear is a low maintenance landscaped paved patio together with summer house, two sheds and a raised bed for 'grow your own' veg. Outside tap near the utility room.

GARAGE - Not measured

The rear of the garage has been converted into a study which can be accessed via the kitchen.

SERVICES

Mains water, mains electricity, mains drainage and oil fired central heating and hot water system.

For mobile and broadband services please visit Ofcom.

Agents Note

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