



Located just off the centre of The Lizard Green with coastal walks from the property, is this attractive and spacious stone fronted, three bedroom terraced house with views towards the sea (from the upper floors) with attic/hobby room, rear courtyard and two useful outbuildings to the rear. Council Tax Band B. Freehold. EPC F23.

THE PROPERTY

A superb opportunity to purchase a spacious three bedroom house with coastal walks, cafes, pubs and restaurants on the door step. The accommodation in brief comprises a spacious living/dining room with two fireplaces, one with a wood burner. A doorway leads through to the kitchen which has plenty of cupboards and worktop space, and then the bathroom. Upstairs are three bedrooms and a further staircase leads to a useful storage area and the attic/hobby room with two velux windows, the window to the front enjoying views towards the village green and the sea.

The property was built circa 1850 of stone with the extension at the rear being built circa 1910. There are slate tiles on the roof and the property is warmed by a wood burner in the living/dining room. The hot water is heated via an immersion tank which is housed in the airing cupboard.

To the front of the property there is room for a bench to sit and enjoy the evening sunshine. To the rear is an enclosed courtyard with two useful outbuildings and space for a table and chairs.

The surrounding area is rich in natural beauty, with the stunning coastline just a short stroll away with leisurely walks along the scenic footpaths that wind through the countryside. The Lizard is renowned for its charming

local shops, delightful cafes, and friendly community, ensuring that all essential amenities are within easy reach.

Kynance Terrace offers a unique blend of comfort and charm in one of Cornwall's most sought-after locations. Embrace the opportunity to make this delightful house your new home and experience the beauty of The Lizard every day.

LOCATION

The Lizard village is Britain's most southerly village, a thriving coastal community throughout the year and has two pubs, a junior school (the nearest secondary school is in the village of Mullion), shops, cafes, doctors surgery, garage, post office, galleries, restaurants, newsagent, football club, barber 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 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 etc.

COUNCIL TAX BAND B

EPC TBC

DIRECTIONS

When you enter The Lizard, the village green is to your right, take the first right, past the fish and chip shop on the left and the property is the second to last in this row of terraced houses.

SERVICES

Mains water, mains electricity, mains drainage. According to Ofcom.org Mobile coverage is limited through O2 and Vodafone. 5G is predicted to be available through EE. Broadband standard and superfast.

ACCOMMODATION IN DETAIL

(All dimensions and floor plans are approximate)

A double glazed door leads into the:-

Porch

With electric consumer unit and ceiling light. A door leads into the living/dining room.

Living Room/Dining Room 21'9" x 12'5" max (6.63m x 3.78m max)

A dual aspect room having a spacious and airy feel. There is one double glazed sash window to the front and a single glazed window to the rear which looks into the rear lean to. The living/dining room is a characterful room

with beamed ceiling in the dining area and useful alcoves to each side of the two stone fireplaces, one of which houses the wood burner. Two ceiling lights. Stairs lead to the first floor. Opening to the kitchen.

Kitchen 11'10" x 6'6" (3.61m x 1.98m)

A selection of base and wall units, painted in blue with granite effect work surfaces and tiled splashback. Stainless steel sink and drainer with mixer tap and tiled splashback. Cooker. Inset ceiling lights. Tiled floor. Two velux style windows letting in an abundance of natural light and a double glazed window. Consumer unit. Door to bathroom. Double glazed door to rear lean to which leads into the rear courtyard.

Bathroom

A panelled bath with glass screen and electric shower. Airing cupboard housing the hot water tank. Low Level WC. Pedestal hand wash basin with mixer tap. Two double glazed frosted windows to the rear. Tiled floor. Extractor fan. Ceiling light.

Lean To

A handy area with space and plumbing for a washing machine. Space to store recycling.

First Floor Landing

A double glazed sash window to the rear. Doors to three bedrooms. Staggered stairs leading to the attic/hobby room.

Bedroom One 11'6" x 7'5" (3.51m x 2.26m)

Double glazed sash window to the front with some distant sea views. Ceiling light.

Bedroom Two 10' x 7'4" (3.05m x 2.24m)

Double glazed window to the rear. Ceiling spot lights.

Bedroom Three 8'1" plus recess x 6'3" (2.46m plus recess x 1.91m)

Double glazed window to the front with some distant sea view and views towards the green. Wall mounted electric heater.

Attic/Hobby Room

Two velux style windows to front and rear. The window to the front enjoys fantastic sea and countryside views and views towards the village green. A useful hobby room/office with two eaves storage cupboards.

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the

purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Agents Note 2

The property has a right of way along the rear courtyards from number 1 to the enclosed area at the rear of the property. The neighbouring property at number 7 has a right of way across the rear courtyard of number 6.

Agents Note 3

The lean-to and the enclosed outside space has been in sole use by the proprietor for the last 12 years and by the previous owner before that, it is unclaimed land that will need to be claimed as a possessory title. Your solicitor will be able to deal with this.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.



