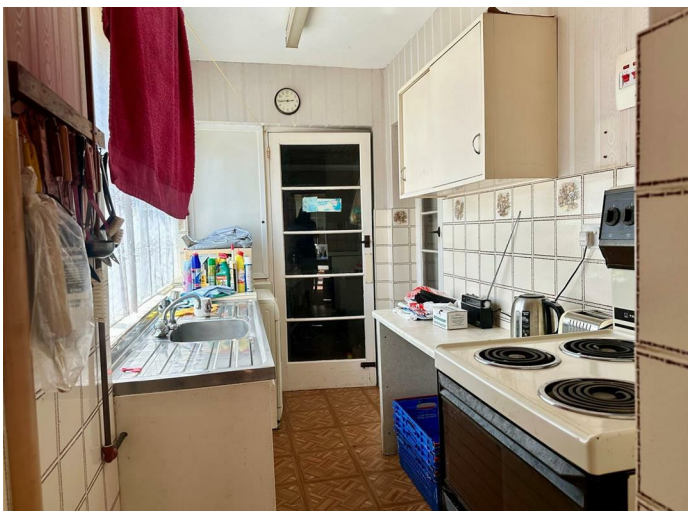




For sale for the first time since 1967, located in the highly sought after Church Cove area, a detached dormer bungalow with period features, sits on a generous plot with a South facing rear garden. The property needs updating throughout, offering four double bedrooms, three reception rooms, a downstairs bathroom and separate WC. An attached garage and a greenhouse. Council Tax Band E. EPC F25. Freehold.



THE PROPERTY

Located in the picturesque area of Church Cove, The Lizard, this period detached home built in 1939, offers four spacious bedrooms (potential for a fifth bedroom subject to necessary planning consents) and three reception rooms as well as the generous South facing rear garden. Period features include high ceilings, panelled doors with high door handles and feature fireplaces in all three reception rooms.

Downstairs provides three reception rooms, two bedrooms, a bathroom and a separate WC. An attached garage and workshop. Upstairs provides two double bedrooms (potential for a fifth bedroom) an eaves storage space and a storage cupboard.

The property was built in 1939 with a tiled roof and is warmed by oil fired central heating, a hot water tank in the reception room. The generous gardens are a stand out feature with the rear enclosed garden being South facing, enjoying the sun all day.

The Lizard is renowned for its stunning coastal scenery and vibrant community, making it an ideal place to call home. This property presents a wonderful opportunity for those looking to enjoy the tranquility of coastal living while being within easy reach of local amenities and coastal walks.

LOCATION

The property is located on the highly sought after Church Cove Road. The Lizard village, Britain's most southerly village is a thriving coastal community throughout the year and has a local public house, butchers, 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. 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.

COUNCIL TAX BAND E

TENURE FREEHOLD

EPC F25

SERVICES

Mains water, mains electricity, mains drainage, oil fired central heating and hot water. There is also a hot water tank in the reception room. According to Ofcom.org.uk broadband is standard, super fast and ultra fast through EE and Wildanet. Mobile phone coverage is likely through EE, Vodafone, Three and O2.

ACCOMMODATION IN DETAIL

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

With multi pane doors leading to the entrance hallway.

Entrance Hallway

With space for coats and shoes. Doors lead off to the dining room, living room, reception room, two bedrooms, bathroom, separate WC and two understairs storage cupboards. A turning staircase leads to the first floor.

Dining Room 14'9" x 10'11" (4.50m x 3.33m)

Feature curved windows. Feature fireplace. Multi pane doors leading to the kitchen. Radiator.

Reception Room 13'4" max x 12'3" (4.06m max x 3.73m)

Fitted storage cupboards. Cupboard housing the hot water tank. Strip light. Radiator. Consumer unit. Rayburn (not in working order). Double glazed door to the rear garden. Door to the kitchen.

Kitchen 11'9" x 5'2" (3.58m x 1.57m)

A galley kitchen with space for cooker, stainless steel sink and drainer with mixer tap and cupboard below. Space and plumbing for washing machine. Strip light. Door to the garage and multi pane doors to the dining room.

Living Room 15'7" x 12'9" (4.75m x 3.89m)

A lovely room with two curved windows overlooking the front garden and a fireplace. Ceiling light.

Bedroom Three 12'7" x 10'3" (3.84m x 3.12m)

With curved corner window to the front. Ceiling light and radiator.

Bedroom Four 12'6" x 10'2" (3.81m x 3.10m)

Window to the side. Radiator and ceiling light.

WC

WC and frosted window to the rear.

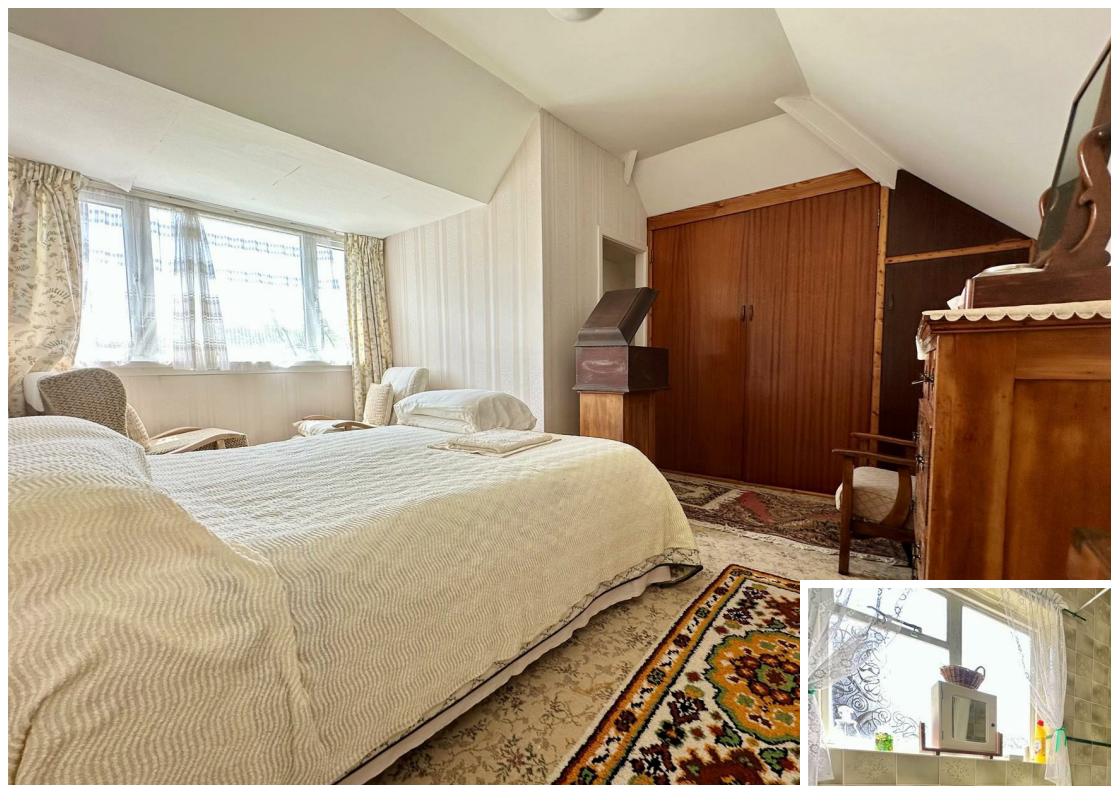
Bathroom

A panelled bath with electric shower over. Pedestal wash hand basin and WC. Radiator. Frosted window to the rear.

From the hallway, stairs lead to the first floor landing.

Landing

Door to storage area/study area. Doors to two double bedrooms, eaves/loft space (potential for fifth bedroom stpp) and storage cupboard.





Bedroom One 13'6" x 12'3" (4.11m x 3.73m)

Built in wardrobe. Pedestal wash hand basin. Ceiling light. Double glazed window to the rear overlooking the garden.

Bedroom Two 13'5" max x 11'1" (4.09m max x 3.38m)

Double glazed window overlooking the rear garden. Pedestal wash hand basin. Ceiling light.

Garage 16'7" x 9'1" (5.05m x 2.77m)

Power and light connected. Door leads to a workshop at the rear. Double doors to the front.

Storage Next to Garage 24'3" x 6'5" (7.39m x 1.96m)**Timber Chalet 19'6" x 9'9" (5.94m x 2.97m)**

Fitted with a sink with cupboard below. Space for a cooker. Electric and power. WC and shower.

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.

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