



Lamb Park

Par

PL24 2JB

Asking Price £230,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- LARGE REAR GARDEN
 - SOUTH FACING
 - PARKING SPACE
- GAS CENTRAL HEATING
- LIVING ROOM/DINING ROOM
- CHARACTER FAMILY HOUSE
- CLOSE TO VILLAGE CENTRE
 - SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1227.00 sq ft



4



1



1



C74

PROPERTY DESCRIPTION

Millerson are delighted to offer this substantial four bedroom end - terraced house with huge potential and benefitting from a positive downward pressure system in the loft (Envirovent). The property also has a lovely south facing enclosed garden and is set on the edge of the village in a quiet lane. Accommodation comprises entrance hall, living room/Dining room, kitchen/breakfast room, and on the first floor is four bedrooms and a family bathroom. To the rear is a lovely Southerly facing enclosed garden with some terracing, lawns and flower beds with mature shrubs and trees. There is a pedestrian gate leading onto a small path that leads to Par Lane. To the from of the property there is a parking space with steps leading down to the rear yard area.

LOCATION

Situated within a convenient residential location on the outskirts of Par up a quiet unmade lane, the property enjoys excellent access to the surrounding amenities which include local convenience shop, hairdressers, pubs and bus links around the county. The main line railway line situated at Par connects commuters directly to London Paddington and Penzance. The dog friendly Par beach is close at hand being within a 5 minute drive and allows access during the entire year. A more comprehensive range of amenities are located in the adjacent town of St Austell and include a leisure centre, supermarkets and hospital. Further afield lies Fowey and its quirky meandering streets, the picturesque walks of the Roseland Peninsula, an area of outstanding natural beauty, the harbour at Charlestown, used as a backdrop for numerous period dramas, and of course the sandy beaches of the South Coast perfect for kayaking or paddle boarding to discover all of Cornwall's secret coves.

ENTRANCE HALL

Front door with window above. Stairs to first floor and under stair storage, panelled radiator.

LIVING ROOM

23'3" x 12'9" (7.1m x 3.9m)
Double glazed patio doors. Two radiators. Tv points .Double glazed windows to the side and front aspect. Skimmed ceiling. Ample plug sockets. Skirting. Carpeted flooring.

KITCHEN

16'0" x 9'6" (4.9m x 2.9m)
Double glazed windows to the side aspect and door leading to the front. A range of wall and base fitted units. Integrated oven and grill. Space for dishwasher and Fridge-freezer. Tiling around water sensitive areas. Ample plug sockets. Radiator. Skirting. Vinyl flooring.

FIRST FLOOR

12'6" x 5'1" (3.83m x 1.55m)
Smoke alarm. Loft access. Radiator. over stairs storage, Door leading to

BEDROOM ONE

11'9" x 11'5" (3.6m x 3.5m)
Double glazed window to the side aspect. Skimmed ceiling. Radiator. Plug sockets. Carpeted flooring.

BEDROOM TWO

12'9" x 9'6" (3.9m x 2.9m)
Double glazed window to the rear and side aspect. Skimmed ceiling. Radiator. Plug sockets. Carpeted flooring.

BEDROOM THREE

10'0" x 6'7" (3.07m x 2.02)
Double glazed window to the side aspect. Skimmed ceiling. Radiator. Plug sockets. Carpeted flooring.

BEDROOM FOUR

9'2" x 6'10" (2.8 x 2.1)
Double glazed window to the side aspect. Skimmed ceiling. Radiator. Plug sockets. Carpeted flooring.

BATHROOM

9'5" x 5'11" (2.89 x 1.81)
Bath with shower over. WC with push flush. Wash basin with storage cupboard above. Storage cupboard housing 'Worcester' gas boiler. Skirting. Vinyl flooring.

OUTSIDE

One approaches the cottage by car or by walking to the rear of the property.
PARKING SPACE: This is to the rear and with steps leading down to the rear yard area.
Rear yard with doorway into the kitchen and pathway leading around to the front door and the large south facing garden.
The gardens are a mixture of terraces and lawn areas, with established shrubs and plants. TIMBER SHED with power and light..
PEDESTRIAN GATE leading onto footpath leading onto Par Lane.

VIEWINGS

There is a parking space to the property along the lane, but it is advisable to park at the bottom and walk up the lane for your first visit.

MATERIAL INFORMATION

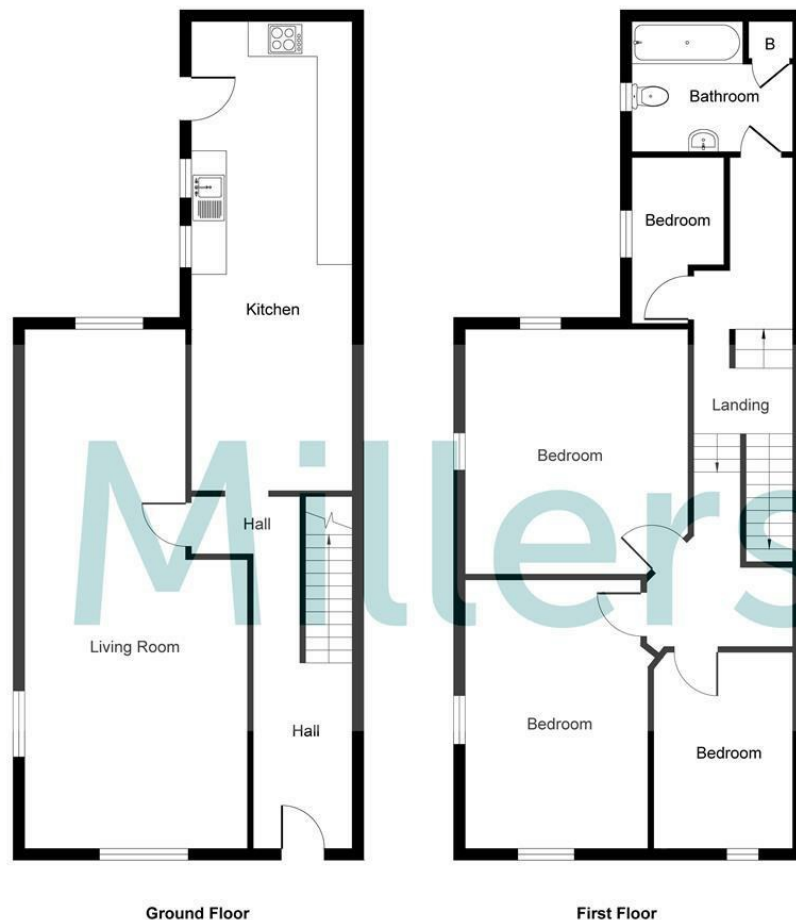
Verified Material Information
Council tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No



Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: None
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great
 Parking: Rear
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C
 All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



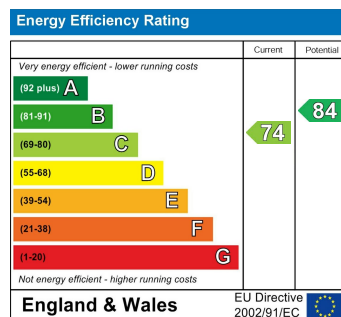


Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

Copyright V360 Ltd 2025 | www.houseviz.com



Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

Contact Us

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

Scan QR For Material Information



Scan me!

 **Millerson**
millerson.com