

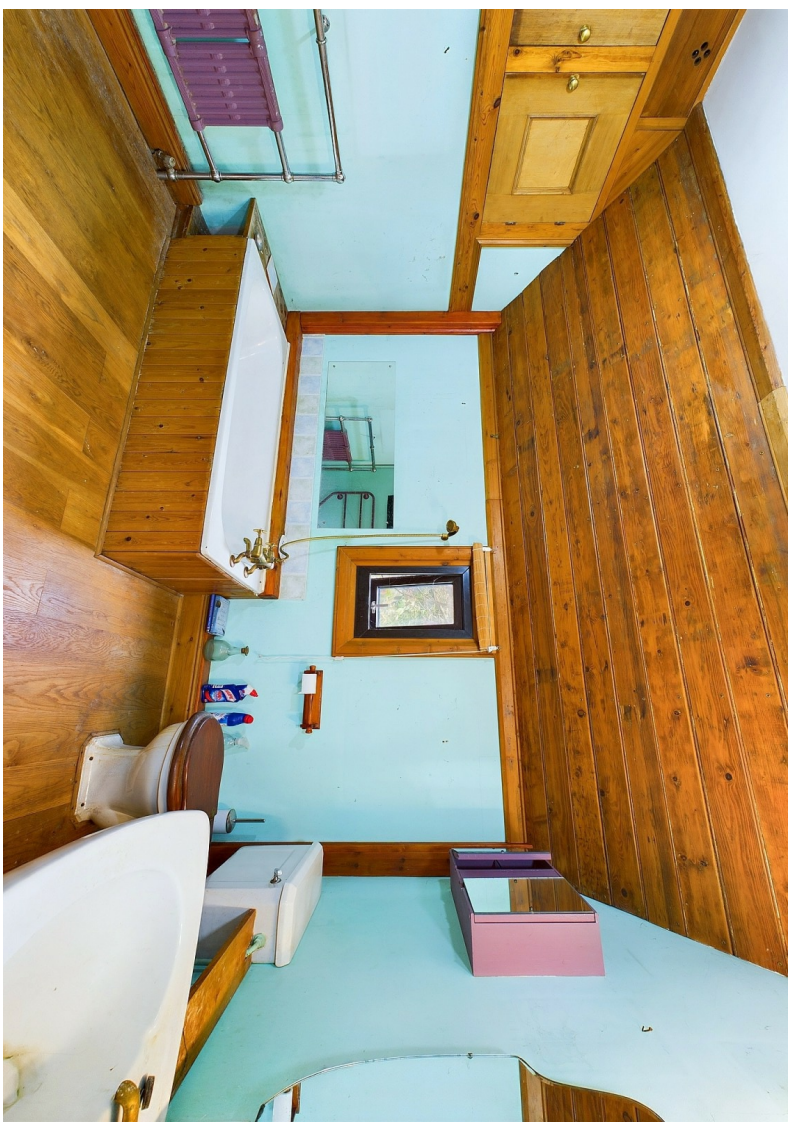


Pignoor Cottage, Nancledra,  
Penzance, Cornwall, TR20 8LR









**PIGMOOR COTTAGE, NANCLEDRA, PENZANCE, CORNWALL, TR20 8LR**

**GUIDE PRICE £725,000 FREEHOLD**

A detached granite three bedroom farmhouse, all set within large gardens, with a range of granite outbuildings, situated within the parish of Nancledra, between the towns of Penzance and St Ives.

**\* THREE DOUBLE BEDROOMS \* FIRST FLOOR BATHROOM \***

**\* GROUND FLOOR SHOWER ROOM \* UTILITY \* KITCHEN \***

**\* LOUNGE/DINING ROOM WITH INGLENOOK FIREPLACES \* SUNROOM \* LARGE GARDENS \***

**\* WILDLIFE PONDS \* CARAVAN \* GRANITE OUTBUILDINGS \* RURAL SETTING \***

**\* SOME RENOVATION REQUIRED \* EPC = F \* COUNCIL TAX BAND = E \***

A detached three bedroom farmhouse in need of some renovation situated in a rural setting, accessed over an unmade lane, giving a high degree of privacy and seclusion, all set within three large paddocks and a range of granite buildings, perfect for redevelopment, subject to necessary planning. The property is approached over a private lane, leading to parking for several vehicles to the rear of the cottage. The accommodation comprises of three double bedrooms and bathroom on the first floor. On the groundfloor there is a lounge/dining room with two Inglenook fireplaces, sun room, downstairs utility, shower room and kitchen. To the side of the property, there is a wooden workshop/tool store and in the grounds there are three granite semi derelict outbuildings with further caravan. The grounds are a particular feature of this delightful property with formal gardens to the front and three further garden areas laid to orchard, further established garden and large pond, Viewing is highly recommended to fully appreciate the delightful setting of this wonderful detached farmhouse.

Multipaned wooden front door into the:

**SUNROOM:** 18' 1" x 6' 3" (5.51m x 1.91m) Double glazed to three sides with polycarbonate roof, wooden floor, established Bougainvillea and grape vines, double glazed door into the:

**LOUNGE/DINING ROOM:** 28' 9" x 12' 3" (8.76m x 3.73m) Wooden staircase rising with cupboard below, two double glazed windows to front with window seats under, two feature Inglenook fireplaces with cupboards to one side, one housing woodburner, two radiators, door to:

**STUDY/HALLWAY:** 9' 10" x 5' 4" (3.00m x 1.63m) Slate floor, double glazed window to rear, stained glass door with ornate glazed side panels to either side into the:

**SHOWER ROOM/UTILITY:** 9' 9" x 6' 7" (2.97m x 2.01m) Double glazed window to rear, one and half bowl stainless steel sink unit with plumbing for washing machine, slate floor, radiator, tiled shower cubicle, cloakroom with WC and wash hand basin.

Door from the study to the:

**KITCHEN/BREAKFAST ROOM:** 10' 9" x 14' 4" (3.28m x 4.37m) Double glazed windows to front and side, double glazed door to rear, slate floor, radiator, range of base units with worksurface over, two bowl sink unit, internal stained glass window.

**FIRST FLOOR LANDING:** Internal stained glass windows giving borrowed light, doors to:

**BEDROOM ONE:** 12' 9" x 9' 3" (3.89m x 2.82m) Double glazed window to front, Velux, radiator, further double glazed window to side of feature granite chimney breast with cupboard to one side and further inset cupboard, access to loft.

**BEDROOM TWO:** 9' 3" x 13' 2" (2.82m x 4.01m) Double glazed window to front, radiator, recess to one wall, Velux window, granite chimney breast, internal skylight.

**BEDROOM THREE:** 10' 8" x 5' 10" (3.25m x 1.78m) Double glazed window to rear, storage into eave space, radiator, further high level storage cupboard.

**BATHROOM:** Window to side, double glazed door on to balcony (not used), wooden floor, radiator, WC, pedestal wash hand basin, bath.

**OUTSIDE:** The property is approached over a unmade lane onto the driveway with parking for multiple vehicles to the rear of the main property. Attached to the house there are two wooden workshops/tool stores and the external oil boiler. To the rear there is a further raised sun terrace, giving views across the valley (at present not used), three further semi derelict granite buildings to the side of the cottage, which could, subjected to necessary planning, be converted for further use. The gardens are laid to three paddocks with first area being manly formal gardens with established fruit trees, stream to the rear of the cottage leads to a large wildlife pond with central island. There is a further paddock with established shrubs and plants, leading to a caravan with plumbing and electric.

**SERVICES:** Mains electricity, private drainage, private water and oil fired central heating.

**DIRECTIONS:** From Penzance proceed in an easterly direction and take the B3311 towards St Ives, upon reaching the village of Nancledra take the turning left signed posted to Georgia, proceed along this road for half a mile, taking the first left, then first left again as sin posted towards Georgia. Proceed through the village of Georgia until the lane turns into an unmade track, proceed along this unmade track for a further half mile whereby the property can be found on your left hand side, down the treelined driveway.

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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