



11 Carnyorth, St. Just, Penzance,
Cornwall, TR19 7QD









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GUIDE PRICE £650,000 FREEHOLD

A detached three bedroom mid 18th century farmhouse with an adjoining two bedroom period cottage set within enclosed gardens with parking for several vehicles and garage, all situated within the village of Carnyorth on the north coast of the Penwith Peninsula.

- * **MAIN HOUSE: THREE BEDROOMS * FIRST FLOOR SHOWER ROOM ***
- * **LOUNGE WITH SEPARATE DINING ROOM * NEWLY FITTED KITCHEN ***
- * **GROUND FLOOR CLOAKROOM * COTTAGE: TWO BEDROOMS ***
- * **LOUNGE WITH INGLENOOK FIREPLACE * GROUND FLOOR CLOAKROOM ***
- * **POTENTIAL TO INSTALL KITCHEN * LARGE ENCLOSED GARDENS ***
- * **PARKING FOR SEVERAL VEHICLES * GARAGE * UTILITY ***
- * **DOUBLE GLAZED * OIL FIRED CENTRAL HEATING ***
- * **EPC = F * COUNCIL TAX BAND = D * APPROXIMATELY 158 SQUARE METRES ***

An 18th Century detached three bedroom granite farmhouse with an adjoining two bedroom cottage with enclosed gardens, garage and parking for several vehicles, situated in the village of Carnyorth, which is on the north coast of the Penwith Peninsula and close to the town of St Just. The accommodation in the main farmhouse comprises of lounge with separate dining room, kitchen and ground floor cloakroom, there are three double bedrooms and a shower room on the first floor. From the dining room, a wall has been knocked through to the two bedroom cottage, which in itself has accommodation to comprise of lounge with feature Inglenook fireplace, leading to bathroom which was previously two rooms, to comprise of kitchen and bathroom and two further bedrooms on the first floor. The property will ideally be suited for those looking for a family home with either a dependent relative or income from the two bedroom adjoining cottage. The house is approached over enclosed gardens with a wooden summer house, green house and pergola. Within the gardens, there is parking for several vehicles and to the front of the property, a driveway leading to the garage with an adjoining utility room. To fully appreciate this character property and its spacious accommodation we fully recommend an early viewing.

Double glazed door into:

SUN ROOM 9' 8" x 4' 10" (2.95m x 1.47m) Double glazed to three sides with polycarbonate roof over tiled floor, glazed door into:

OUTER HALLWAY: Original mosaic tiled floor, half glazed stain glass door into:

MAIN HALL: Radiator, stairs rising, laminate wood floor, doors to:

LOUNGE: 19' 8" x 10' 9" (5.99m x 3.28m) Double glazed window to front, beamed ceiling, feature granite wall to one elevation, storage cupboard understairs, one radiator, cupboard housing hot water tank, feature granite fireplace to one wall (at present not used), door to:

KITCHEN: 15' 7" x 6' 10" (4.75m x 2.08m) Polycarbonate roof, door to rear courtyard, range of base and wall units with worksurfaces and splashbacks over, floor and worksurface lighting, single drainer stainless steel sink unit, hob, extractor fan over, double oven double microwave oven, pantry cupboard, plumbing for dishwasher, door to:

CLOAKROOM: WC, storage cupboard behind.

DINING ROOM: 15' 9" x 11' 2" (4.80m x 3.40m) Radiator, double glazed window to front, ceiling cornices, dining room opens into the adjoining cottage.

FIRST FLOOR LANDING: Double glazed window to rear, access to loft space, fully boarded with Velux to rear, potential for conversion, subject to any necessary planning permissions.

BEDROOM ONE: 16' 1" x 11' 3" (4.90m x 3.43m) Double glazed window to front with views across the village to open farmland, radiator, fitted bedroom furniture to include wardrobes, drawers and bedside units.

BEDROOM TWO: 10' 8" x 9' 6" (3.25m x 2.90m) Double glazed window to front with distant sea views, radiators.

BEDROOM THREE: 10' 9" x 9' 8" (3.28m x 2.95m) Double glazed window to rear, radiator, feature granite wall.

SHOWER ROOM: Double glazed window to front, vanity wash hand basin, WC, fully tiled shower cubicle, extractor fan, heated towel rail.

COTTAGE

LIVING ROOM: 15' 5" x 13' 7" (4.70m x 4.14m) Double glazed door and windows to front and side, feature Inglenook fireplace with working open fireplace, beamed ceiling, stairs rising, wall lights, door to:

BATHROOM: 14' 2" x 11' 9" (4.32m x 3.58m) Which was formerly split into two to incorporate the bathroom and kitchen. Two double glazed windows to side, vanity wash hand basin with water heater under, WC, further single glazed window to rear.

FIRST FLOOR LANDING: Door to:

BEDROOM ONE: 14' 0" x 8' 9" (4.27m x 2.67m) Double glazed window to front, fitted cloak hanging space.

STUDY: 8' 5" x 6' 8" (2.57m x 2.03m) Double glazed window to side.

OUTSIDE: The property is approached over a large garden, which is fully enclosed and laid to lawn with large patio area. There is parking for several vehicles to the front of the house, enclosed pergola, wooden summer house (power and light connected), aluminium greenhouse, raised flower beds with a variety of established shrubs and plants, vehicle and pedestrian gate access, steps descend to the:

UTILITY ROOM: 10' 5" x 9' 4" (3.17m x 2.84m) Single drainer stainless steel sink unit with cupboard below, plumbing for washing machine and tumble dryer, window and door to outside. Further door to:

GARAGE: 15' 0" x 9' 0" (4.57m x 2.74m) Flat roof with wooden garage doors onto driveway with parking for several vehicles.

To the rear there is a fully enclosed courtyard with shed, giving access to road.

SERVICES: Mains water electricity, drainage, oil fired central heating. Fully owned solar panels supplying hot water and electricity.

AGENTS NOTE: We understand from Openreach website that fibre broadband (FTTC) should be available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a tiled roof.

DIRECTIONS: From Penzance proceed in a westerly direction along the A 3071 towards St Just. Just before reaching St Just turn right towards Tregeseal, pass through the village and the crossroads turn right towards Pendeen, proceed along this road for approximately a mile and a half into the hamlet of Carnyorth whereby the property can be found directly in front of you.

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
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