



Ernie Cottage, Red Lane,
Rosudgeon, Cornwall, TR20 9PU







ERNIE COTTAGE, RED LANE, ROSUDGEON, CORNWALL, TR20 9PU

GUIDE PRICE £550,000 FREEHOLD

A beautifully presented four bedroom semi detached cottage in popular location with gardens, garage and parking.

*** FOUR BEDROOMS * LOUNGE/DINING ROOM * KITCHEN/DINING ROOM * LARGE GARDENS ***

*** OFF STREET PARKING * GARAGE * CLOSE TO AMENITIES * NICELY PRESENTED ***

*** DOUBLE GLAZING THROUGHOUT * EPC = E * COUNCIL TAX BAND = D ***

A beautifully presented semi detached four bedroom cottage with large gardens, garage and parking, situated within the popular village of Rosudgeon within close walking distance of all amenities. The accommodation, in brief, comprises of a large kitchen/dining room with patio doors leading out onto the southerly garden, further large dining room with stripped wood flooring and wood burner, shower room, utility and study/bedroom four on the ground floor. On the first floor there are three double bedrooms, of which one is en suite, and there is large loft space with double glazed dormer window overlooking the rear garden. The property is approached over a driveway with parking for several vehicles leading to the detached garage and a particular feature are the large south facing gardens which, at present, are mainly laid to lawn but with areas of patio, decking and vegetable/flower beds. The cottage is beautifully presented throughout and offers light and spacious accommodation and, as previously mentioned, is close to all the local amenities in the village, such as village store, public house, within the catchment area of St Hilary Primary School and the beautiful sandy beach of Perranuthnoe which is approximately 10 minutes drive.

Half glazed door into:

PORCH: Glazed to two sides with tiled flooring, double glazed door into the:

MAIN HALLWAY: Stairs rising with cupboard under, window to front, tiled floor, wall mounted electric heater, door to:

UTILITY ROOM: Double glazed windows front and side, inset spotlights, base units with work surfaces over, single drainer stainless steel sink unit, plumbing and space for washing machine and tumble dryer, two cupboards, one housing hot water tank and one with hanging rail.

STUDY/BEDROOM FOUR: 8' 10" x 7' 9" (2.69m x 2.36m) Double glazed window to front, wall mounted electric heater, telephone point, black out blinds.

SHOWER ROOM: White suite comprising vanity wash hand basin, WC, walk in shower cubicle with mains shower, heated towel rail, extractor fan, illuminated mirror with shaver point.

LOUNGE/DINING ROOM: 27' 0" x 13' 0" (8.23m x 3.96m) Solid wood floor, beamed ceiling, fireplace to one wall with Clearview wood burner, wall mounted electric heater, double glazed window to side, further window overlooking kitchen/dining room, door into the:

KITCHEN: 25' 0" x 9' 8" (7.62m x 2.95m) Solid wood floor, inset spotlights, range of double glazed windows and patio doors opening onto the rear garden, further double glazed side window, range of base and wall mounted cupboards with wooden work surface over, five ring gas hob with extractor fan, built in fan oven, built in fan and microwave oven, dishwasher, ceramic one and a half bowl sink unit.

FIRST FLOOR LANDING: Access to eave space storage, PIV system, door to:

BEDROOM ONE: 14' 0" x 13' 6" (4.27m x 4.11m) Double glazed windows to side and rear, wall mounted electric heater, door to:

EN SUITE: Double glazed to side, vanity wash hand basin, WC, walk in shower cubicle with mains shower over, heated towel rail, extractor fan, illuminated mirror.

BEDROOM TWO: 13' 3" x 13' 0" (4.04m x 3.96m) Double glazed window to rear overlooking the garden, wall mounted electric heater.

BEDROOM THREE: 10' 8" x 9' 0" (3.25m x 2.74m) Double glazed window to front, wall mounted heater, built in cupboards to two walls, access to large loft space with double glazed dormer window to rear.

OUTSIDE: The property is approached over a driveway with parking for several vehicles leading to the detached garage. The front garden is laid to granite chipping with raised flower beds and enclosed by a granite wall. The large south facing rear garden is fully enclosed and arranged with areas of decking and patio, enclosed by established shrubs and plant borders, large lawned area with vegetables and flower beds.

DETACHED GARAGE: 19' 9" x 10' 0" (6.02m x 3.05m) Wooden doors, pedestrian access, door and windows to three elevations, power points.

SERVICES: Mains water, electricity, sewage treatment plant, bottled gas.

DIRECTIONS: From Penzance proceed in an easterly direction taking the A394 towards Helston, upon reaching the village of Rosudgeon take the left turning to Packet Lane, proceed along this road taking the first left into Red Lane whereby the property can be found on your left hand side.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband should be available to the property. We tested the mobile signal for O2 which was adequate. The property is constructed of granite under a slate roof.

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
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