



Quiddles, Pendeen, Cornwall,  
TR19 7DN







**QUIDDLES, PENDEEN, CORNWALL, TR19 7DN**

**GUIDE PRICE £500,000 FREEHOLD**

A period detached four bedroom house with one bedroom annex, parking and garden, situated within the centre of the popular village of Pendeen close to all local amenities.

**\* MAIN HOUSE: FOUR DOUBLE BEDROOMS \* FIRST FLOOR BATHROOM \***

**\* LOUNGE/DINING ROOM \* KITCHEN \* BREAKFAST ROOM \* CHARACTER FEATURES \***

**\* ONE BEDROOM TWO STOREY ANNEXE \* ENCLOSED GARDENS \***

**\* OFF STREET PARKING FOR SEVERAL VEHICLES \* CENTRAL VILLAGE LOCATION \***

**\* APPROXIMATELY 205 SQUARE METERS \* EPC = F \* COUNCIL TAX BAND = D \***

A beautifully presented detached character house offering flexible accommodation with the potential to work from home or annexe accommodation. Centrally located within this popular village, within walking distance of all its amenities, such as the village primary school, shop, church and local pubs, this period and spacious house need to be viewed to fully appreciate the accommodation. The ground floor consists of kitchen, breakfast room and L shape lounge/dining room with cloakroom. The first floor consists of four good size bedrooms with separate cloakroom and family bathroom to incorporate roll top bath and separate shower cubicle. A particular feature of the property is the two storey annexe which further comprises of lounge, kitchen/dining room, large double bedroom with en suite bathroom. There is off street parking for several vehicles and enclosed gardens to the front of the house. Due to the flexibility of the accommodation, the house could be used for a variety of uses to include working from home, dependent relative annexe, holiday let or the opening of studio/workshop. Viewing is highly recommended.

Half glazed door into:

**ENTRANCE HALL:** Radiator, tiled floor beamed ceiling, doors to:

**CLOAKROOM:** Window, WC, wash hand basin, tiled floor, heated towel rail.

Glass double doors into:

**BREAKFAST ROOM:** 16' 0" x 12' 0" (4.88m x 3.66m) Sash window, three wall lights, beamed ceiling, shelve storage cupboard, recess to one wall, door to:

**KITCHEN:** Tiled floor, window to rear, combination range cooker with filter fan, oil fired boiler, range of base and wall units with worksurfaces and tiling over, radiator, inset spotlights, double bowl ceramic sink unit, plumbing for dishwasher, doors to:

**UTILITY ROOM:** Tiled floor, plumbing for washing machine, door and window to rear garden.

**LOUNGE:** 15' 7" x 13' 4" (4.75m x 4.06m) Radiator, beamed ceiling, window and door overlooking garden, Inglenook fireplace with free standing wood burner, triple bifold doors into:

**DINING ROOM:** 18' 0" x 12' 0" (5.49m x 3.66m) Three windows to two elevations, beamed ceiling, fitted bookshelves to one wall, stairs rising with cupboards below, further door back into the main hallway.

**FIRST FLOOR LANDING:** Access to loft, door to:

**BEDROOM ONE:** 13' 5" x 12' 0" (4.09m x 3.66m) Dual aspect, inset spotlights, further loft access, shelved recess, radiator, built in wardrobes.

**BEDROOM TWO/STUDY:** 10' 9" x 10' 5" (3.28m x 3.17m) Sash window, radiator, picture rail.

**BEDROOM THREE:** 16' 0" maximum x 12' 0" (4.88m x 3.66m) L shaped, dual aspect, radiator, built in wardrobes.

**BEDROOM FOUR:** 14' 6" x 6' 0" (4.42m x 1.83m) Window, built in single bed, radiator, built in wardrobes.

**CLOAKROOM:** WC, wash hand basin.

**BATHROOM:** Window, radiator, wash hand basin, WC, roll top bath with mixer tap over, extractor fan, inset spotlights, walk in shower cubicle, heated towel rail, built in cupboard.

Door from the lounge leads to:

**LINKED CORRIDOR:** With built in shelves and door into the:

**ANNEXE**

**LOUNGE:** 10' 3" x 9' 0" (3.12m x 2.74m) Window, telephone point, radiator, beamed ceiling, fireplace to one wall not used, door to:

**KITCHEN/DINING ROOM** 12' 7" x 12' 7" (3.84m x 3.84m) Window and door into garden, tiled floor, free standing wood burner, range of kitchen units to one wall with one and a half bowl stainless steel sink unit, stairs rising to the:

**BEDROOM:** 12' 7" x 12' 7" (3.84m x 3.84m) Window with sea glimpses, inset spotlights, door to:

**SHOWER ROOM:** Window, fully tiled cubicle, WC, pedestal wash hand basin, heated towel rail, extractor fan.

**OUTSIDE:** The property is approached over gravelled driveway with parking for several vehicles, closed by high level block/granite wall. Wood store and two wooden sheds, gated access to annexe garden with gravelled pathway and raised lawn, further gate leads to the main garden for the house, fully enclosed and laid to lawn with established flowers and shrub borders, wild life pond, patio and further seating area, gate to front of the property.

**SERVICES:** Mains water, drainage and electricity.

**DIRECTIONS:** From Penzance proceed in a westerly direction on the A3071 then take the B3318 towards Pendeen. Upon reaching the village take the left towards St just. The property will be found on your left hand side after the village shop.

**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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