



Woodlands, Rosehill, Penzance,

TR20 8TE









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GUIDE PRICE £795,000 FREEHOLD

An extremely well-presented, four bedroom individual detached bungalow, which has spacious, well-proportioned accommodation, would make an ideal family or holiday home. Set in approximately 1/4 of an acre of easy-to-maintain grounds offering a good degree of privacy with far-reaching views across the surrounding countryside along with brick paved driveway leading to a detached double garage.

*** FOUR BEDROOMS (THREE EN SUITE) * 28FT LIVING ROOM * 18FT RECEPTION/DINING HALL ***

*** FITTED KITCHEN * UTILITY ROOM * UPVC DOUBLE GLAZING ***

*** OIL FIRED CENTRAL HEATING * GOOD DECORATIVE ORDER THROUGHOUT ***

*** IDEAL FAMILY HOME OR RETIREMENT ***

*** SET IN APPROXIMATELY 1/4 OF AN ACRE OF LAWNED GARDENS ***

*** DETACHED DOUBLE GARAGE * SOUGHT-AFTER SEMI RURAL HAMLET ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = G * APPROXIMATELY 214 SQUARE METRES ***

Woodlands is a fine example of an individual architect designed, quality bungalow built in the 1980's to a high specification and located in a prime position on the outskirts of Penzance, yet still within close proximity of many amenities. The property has spacious, well-proportioned living accommodation which the present vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full. The proportions of the rooms throughout are larger than average and will make an ideal family or retirement home. A particularly attractive feature are the grounds which surround the property, being level, mainly lawned and easy to maintain. To the side of the property, there is a bricked paved driveway, leading to the detached double garage which incorporates a workshop area. Rosehill is a small hamlet on the outskirts of Penzance, approximately 20 minutes walk into town. Rosehill is a semi rural area with open countryside surrounding. The town of Penzance is well serviced with a good range of shops and restaurants, and the mainline railway station with its direct link to Paddington, London and the ferry to the Isles of Scilly. Due to the popularity of properties such as this we recommend an early appointment.

Entrance door to:

RECEPTION/DINING HALL: 18' 2" x 17' 7" (5.54m x 5.36m) Views over front garden, cornice, wall lights, two radiators, UPVC double glazed sliding doors to sun terrace and garden.

CLOAKROOM: White suite comprising low level WC, concealed cistern, wash hand basin with cupboards below, tiled flooring.

LIVING ROOM: 28' 0" x 15' 0" (8.53m x 4.57m) Impressive marble fireplace with log burner set on a marble hearth, two sets of double glazed sliding patio doors to terrace and gardens, cornice, TV point, three radiators.

KITCHEN: 14' 7" x 14' 0" (4.45m x 4.27m) Stainless steel single drainer sink unit with cupboards below, extensive range of fitted wall and base units, ample worksurfaces and power points, built in double oven, four ring ceramic hob and extractor hood over, integrated dishwasher and microwave, worktop lighting, beamed ceiling, tiled flooring, UPVC double glazed windows overlooking rear gardens, radiator, door to garden.

UTILITY ROOM: 10' 3" x 7' 9" (3.12m x 2.36m) Plumbing for washing machine, oil fired central heating boiler, shelving, double glazed window.

BEDROOM ONE: 16' 10" x 15' 3" (5.13m x 4.65m) Rural outlook across surrounding countryside, cornice, radiator, UPVC double glazed sliding doors to terrace and garden beyond.

DRESSING ROOM: Range of built in wardrobes with mirrored doors and dressing table unit, door to:

EN SUITE BATHROOM: White suite comprising double ended bath with chrome fittings, wash hand basin with cupboards below, low level WC with concealed cistern, separate shower cubicle, sunken spotlights, tiled flooring, radiator/towel rail.

BEDROOM TWO: 13' 8" x 12' 0" (4.17m x 3.66m) Built in wardrobes, UPVC double glazed window to rear, coving, radiator.

EN SUITE BATHROOM: White suite comprising double ended bath with chrome fitting and shower over, pedestal wash hand basin, low level WC, coving, sunken spotlights, radiator.

BEDROOM THREE: 14' 8" x 8' 7" (4.47m x 2.62m) UPVC double glazed window to rear, built in wardrobes and dresser unit, coving, radiator.

EN SUITE BATHROOM: White suite comprising double ended bath with chrome fitting and shower over, wash hand basin with cupboards below, low level WC with concealed cistern, coving, sunken spotlights, tiled flooring, radiator.

BEDROOM FOUR: 18' 0" x 11' 4" (5.49m x 3.45m) UPVC double glazed window, coving, built in wardrobe, radiator, access to roof space.

OUTSIDE: The property is set in approximately 1/4 of an acre of mainly lawned gardens, offering a good degree of privacy with mature trees and shrubs. To the side of the property is a brick paved driveway, leading to a:

DETACHED GARAGE/WORKSHOP: 21' 3" x 19' 3" (6.48m x 5.87m) Electric roller door, power and light, stainless steel sink, pedestrian door.

To the rear of the property is a raised lawned area, which backs onto open fields.

SERVICES: Mains water, electricity and septic tank drainage.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for Vodaphone which was good. The property is built of block and granite under a tiled roof. Woodlands is approached by a tarmacked driveway to the side, which is owned by the property but there is a right of way for the farmer to access their field behind.

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.

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