



1 Southfield, Back Lane,  
Canonstown, Co. Wick, TP27 6NF







**1 SOUTHFIELD, BACK LANE, CANONSTOWN, CORNWALL, TR27 6NF**

**GUIDE PRICE £650,000 FREEHOLD**

A chance to acquire an exceptional four/five bedroom recently built detached family residence located in a quiet select cul-de-sac of five properties situated in a semi-rural location although with easy access of the A30 with connections to both Hayle and Penzance, along with the picturesque town of St Ives.

- \* FOUR / FIVE BEDROOMS \* 34FT OPEN PLAN KITCHEN / LIVING AREA \***
- \* OFFICE / BEDROOM FIVE \* QUALITY FIXTURES AND FITTINGS THROUGHOUT \***
- \* BESPOKE KITCHEN WITH NEFF APPLIANCES \* GROUND FLOOR SHOWER ROOM \***
- \* ENSUITE SHOWER AND DRESSING ROOM TO MAIN BEDROOM \***
- \* HIGH SPECIFICATION THROUGHOUT \* DECEPTIVELY SPACIOUS ACCOMMODATION \***
- \* IDEAL FAMILY HOME \* SMALL SELECT CUL-DE-SAC LOCATION \***
- \* ENCLOSED LAWNED GARDENS \* ATTACHED GARAGE \***
- \* BRICK PAVED DRIVEWAY \* SOUGHT AFTER AREA \***
- \* AIR SOURCE HEAT PUMP \* CONVENIENT AND EASY ACCESS TO THE A30 \***
- \* EPC = B \* COUNCIL TAX BAND = E \***
- \* APPROXIMATELY 191 SQUARE METERS \* EXCELLENT OPPORTUNITY \***
- \* VIEWING RECOMMENDED \* 10 YEAR BUILDZONE WARRANTY \***

The properties have been built with much care and attention to detail throughout being of the highest specification with no expense spared in creating stylish accommodation. A particularly attractive feature is the 34ft open plan living room overlooking the rear gardens with bi-fold doors leading directly on to a paved sun terrace. The kitchen/dining area has been carefully planned and has a full range of Neff appliances and quality fixtures and fittings. Off the kitchen, there is a utility area with plumbing for washing machine and a large cupboard housing the pressurized water cylinder. On the first floor, there are four large bedrooms with the main bedroom having an ensuite shower and dressing room along with a luxury family bathroom. 1 Southfield stands in secluded south facing gardens with paved sun terrace and side access leading to an attached garage with electric roller door. Southfield, located on Back Lane in Canonstow is approximately 2.5 miles from the town of Hayle with access to its sandy beaches and the town of St Ives again being a short drive away. St Erth with its main line station direct to Paddington is approximately 1 mile from the property, with the main town of Penzance being approximately 5 miles away also having a good range of shops and facilities. Marazion, one of the more popular coastal towns in Penwith, with the renowned St Michael's Mount and south facing sandy beaches is a short drive away. Due to the demand for new builds, we would highly recommend an early appointment to avoid disappointment.

**ENTRANCE HALL:** Tiled flooring with underfloor heating, built in cloaks cupboard with sliding mirrored door, understairs area.

**SHOWER / CLOAKROOM:** White suite comprising vanity unit with wash hand basin and drawers below, low level w.c. with concealed cistern, walk in shower area with glazed screen and chrome fittings, underfloor heating.

**KITCHEN / LIVING ROOM:** 34' 7" x 17' 3" (10.54m x 5.26m) This is truly an amazing room being double aspect overlooking the rear gardens with bi-fold doors onto the terrace, tiled flooring with underfloor heating, feature raised modern log burner with log storage to the side, sunken spotlights, tv point, double glazed windows.

**KITCHEN AREA:** Inset Franke stainless steel sink with cupboards below, extensive range of fitted wall and base units, ample work surfaces, breakfast bar area, integrated Neff oven and compact oven with microwave function, Neff induction extractor hob, built in Neff fridge, freezer and dishwasher, feature oak panelled walls to the dining area, tiled flooring with underfloor heating, UPVC double glazed windows overlooking the garden, sunken spotlights. Door to:

**UTILITY ROOM:** Inset sink with cupboards below, solid wood work surface with plumbing for washing machine below, wall mounted cupboards, built in airing cupboard housing pressurized water system, courtesy door to the garage, UPVC double glazed door to the garden.

**OFFICE / BEDROOM FIVE:** 13' 1" x 13' 1" (3.99m x 3.99m) Double aspect overlooking the gardens, sunken spotlights, UPVC double glazed windows, tv point, built in storage, underfloor heating.

#### **STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING**

**MAIN BEDROOM:** 18' 0" x 13' 1" (5.49m x 3.99m) UPVC double glazed window, sunken spotlights, radiator, access to roof space. Door to:

**ENSUITE SHOWER ROOM:** White suite comprising vanity unit with wash hand basin and cupboards below, low level w.c. with concealed cistern, walk in shower with glazed door and screen, chrome fittings, fully tiled walls, tiled flooring with underfloor heating, towel rail.

**DRESSING ROOM:** UPVC double glazed window, spotlights, radiator.

**BEDROOM TWO:** 13' 7" x 11' 8" (4.14m x 3.56m) Built in range of wardrobes, UPVC double glazed window, sunken spotlights, radiator.

**BEDROOM THREE:** 14' 1" x 12' 7" (4.29m x 3.84m) Built in range of wardrobes, UPVC double glazed window, sunken spotlights, radiator.

**BEDROOM FOUR:** 14' 1" x 13' 1" (4.29m x 3.99m) Built in range of wardrobes, UPVC double glazed window, sunken spotlights, radiator.

**FAMILY BATHROOM:** White suite comprising freestanding slipper bath, vanity unit with wash hand basin and drawers below, wall hung Villeroy Boch w.c. with concealed cistern, walk in shower area with glazed screen and chrome fittings, further range of drawers, fully tiled walls, UPVC double glazed window, tiled flooring with underfloor heating, towel rail.

**OUTSIDE:** The property stands in well kept gardens with large sun terrace to the rear with steps up to a garden laid to lawn, there is access to either side of the property to a brick paved driveway leading to:

**ATTACHED GARAGE:** Electric roller door, power and light, tiled flooring and double glazed window.

**SERVICES:** Mains water, electricity and drainage. Heating via air source heat pump.

**DIRECTIONAL NOTE:** From Penzance take the A30 towards Hayle. Continue through the village of Crowlas and Whitecross until you reach Canonstown. As you reach the village towards the bottom of the hill turn left into Heather Lane then the first left again into Back Lane. Continue along this tarmac road for a couple of hundred yards turning left into Southfield.

**AGENTS NOTE:** We understand from Openreach.com that fibre to the premises (FTTP) should be available. We tested the mobile signal with EE which was excellent.

**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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