



Lowena, 24 Bosorne Road, St Just,
Cornwall, TR19 7JJ









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GUIDE PRICE £245,000 FREEHOLD

Lovely sea views over surrounding countryside from this extremely well presented two bedroom terraced cottage located on the edge of the popular town of St Just, within close proximity of most amenities.

*** TWO BEDROOMS * LOUNGE/DINING ROOM * FITTED KITCHEN ***

*** FIRST FLOOR BATHROOM WITH SEPARATE SHOWER CUBICLE ***

*** MANY PERIOD FEATURES * GOOD DECORATIVE ORDER THROUGHOUT ***

*** SUCCESSFUL HOLIDAY LET * MAJORITY OF FIXTURES AND FITTING AVAILABLE BY SEPARATE NEGOTIATION ***

*** ENCLOSED COURTYARD GARDEN WITH STUDIO/WORKSHOP ***

*** LOVELY SEA VIEWS ACROSS COUNTRYSIDE * SOUGHT-AFTER TOWN POSITION ***

*** CLOSE PROXIMITY TO MOST TOWN AMENITIES * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = RATED FOR BUSINESS ***

*** APPROXIMATELY 51 SQUARE METRES ***

The property has spacious accommodation being offered in good order with many period features, having been used as a successful holiday home in recent years, with lovely sea views across the surrounding countryside. The majority of fixtures and fittings available by separate negotiation should anyone so wish. A particularly attractive feature is the enclosed courtyard garden to the rear, which offers a good degree of privacy and has a studio/workshop to the end of the garden with pedestrian access to the rear lane. This could be used for a variety of uses, subject to any necessary planning permission and we recommend an early appointment to view.

Double glazed entrance door to:

LOUNGE/DINING ROOM: 17' 4" x 12' 3" (5.28m x 3.73m) Exposed granite fireplace with multi-fuel burner set on a slate hearth, beamed ceiling, exposed granite wall, UPVC double glazed sliding sash windows, TV point, raised pine dining area, individually thermostatically controlled radiator.

KITCHEN: 13' 2" x 6' 10" narrowing to 4' 3" (4.01m x 2.08m narrowing to 1.30m) Inset single drainer sink unit with cupboards below, pine base units with matching shelving over, plumbing for washing machine and dishwasher, tiled flooring, UPVC double glazed window and door to garden.

Stairs from lounge/dining room to:

FIRST FLOOR OPEN PLAN LANDING: 10' 1" x 8' 7" maximum (3.07m x 2.62m maximum) Which incorporates bedroom two. Please note it would be easy to re-erect the stud wall to form a separate bedroom with a landing area, which would then be:

BEDROOM TWO: 8' 7" x 7' 6" (2.62m x 2.29m) Exposed floorboards, UPVC double glazed window, built in airing cupboard housing hot water cylinder.

BEDROOM ONE: 13' 0" x 8' 7" (3.96m x 2.62m) Lovely sea views through surrounding countryside, UPVC double glazed sliding sash window, exposed pine floorboards, individually thermostatically controlled radiator.

BATHROOM: White suite comprising double ended panelled bath, pedestal wash hand basin, low level WC, separate shower cubicle with folding glazed doors and chrome fittings, tiled flooring, UPVC double glazed window, chrome towel rail/radiator.

OUTSIDE: To the rear of the property is an enclosed paved courtyard garden with high mature hedging which creates a good degree of privacy leading to a:

STUDIO/WORKSHOP: 14' 3" x 8' 1" (4.34m x 2.46m) Double glazed doors to the courtyard area and single pedestrian door to rear lane, power and water connected.

To the front of the property is a small area which is paved and has potential to park one small vehicle.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC). We tested the mobile phone signal for Vodafone which was good. 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
01736 366778



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