



Barn Meadow, Foxes Lane,
Mousehole, Cornwall, TR19 6QQ.







BARN MEADOW, FOXES LANE, MOUSEHOLE, CORNWALL, TR19 6QQ

GUIDE PRICE £525,000 FREEHOLD

A rare opportunity to acquire a three bedroom detached family home, now in need of modernisation. Located in the centre of this popular village with, secluded gardens, parking and garage.

- * **THREE BEDROOMS * LIVING ROOM * DINING ROOM * KITCHEN * CLOAKROOM ***
- * **DOUBLE GLAZING * NOW IN NEED OF MODERNISATION * FIRST FLOOR BATHROOM ***
- * **ENCLOSED LAWNED GARDENS OFFERING A GOOD DEGREE OF PRIVACY ***
- * **OFF ROAD PARKING FOR TWO OR THREE CARS ALONG WITH A DETACHED GARAGE ***
- * **CENTRAL VILLAGE LOCATION * IDEAL FAMILY HOME * EXCELLENT OPPORTUNITY ***
- * **VIEWING RECOMMENDED * EPC = F * COUNCIL TAX BAND = E ***
- * **APPROXIMATELY 105 SQUARE METRES ***

The property has spacious well-proportioned living accommodation which, although now in need of modernisation, Barn Meadow would make an ideal family home and really needs to be viewed internally to appreciate the full potential. A particularly attractive feature is the gardens which surround the property and offer a good degree of privacy, being mainly laid to lawn with off road parking for two or three cars and a detached garage. Foxes Lane is centrally located in this popular village within close walking distance of most amenities and close to Mousehole School. Barn Meadow is only a short walk away from the seafront and access to the surrounding countryside. Due the popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL: Radiator.

CLOAKROOM: Low level WC, wash hand basin, UPVC double glazed window.

LIVING ROOM: 15' 9" x 12' 0" (4.80m x 3.66m) Double aspect room overlooking gardens, delabole slate fireplace, shelved recess, UPVC double glazed window, coving, radiator and night storage radiator, UPVC double glazed sliding patio doors to garden.

DINING ROOM: 11' 0" x 11' 0" (3.35m x 3.35m) UPVC double glazed window overlooking gardens, radiator and night storage radiator.

KITCHEN: 12' 0" x 7' 7" (3.66m x 2.31m) Stainless steel single drainer sink unit with cupboards below, wall and base units, built in broom cupboard, plumbing for washing machine, UPVC double glazed window overlooking rear garden and door to garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Built in airing cupboard housing hot water cylinder, further built in cupboard, night storage radiator, access to roof space.

BEDROOM ONE: 12' 0" x 11' 3" (3.66m x 3.43m) Double aspect room with some sea views over the village, built in wardrobe, UPVC double glazed window.

BEDROOM TWO: 11' 2" x 11' 0" (3.40m x 3.35m) UPVC double glazed window with some sea views over the village, built in wardrobe.

BEDROOM THREE: 10' 10" narrowing to 7' 6" x 8' 9" (3.30m narrowing to 2.29m x 2.67m) Built in cupboard, UPVC double glazed window.

SHOWER ROOM: White suite comprising glazed shower cubicle with chrome fittings, pedestal wash hand basin, low level WC, UPVC double glazed window.

OUTSIDE: The property stands in mainly lawned gardens which have well stocked flower borders and a good degree of privacy. Within the grounds, there is a greenhouse, driveway and parking area for at least two cars, leading to:

DETACHED GARAGE: 19' 0" x 10' 3" (5.79m x 3.12m) Up and over door, power.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was average. The property is constructed of block under a tiled 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
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Lettings
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