



**JM** Marshall's  
ESTATE AGENTS

Trevonglet, Trungle, Penzance,  
Cornwall, TR19 6UG







**TREVONGLET, TRUNGLE, PENZANCE, CORNWALL, TR19 6UG**

**GUIDE PRICE £475,000 FREEHOLD**

A detached three bedroom granite barn, in need of refurbishment with gardens, area of woodland and garage, for sale with no onward chain, situated in the village of Paul.

**\* DETACHED BARN CONVERSION \* GARDENS \* AREAS OF WOODLAND \***

**\* NO ONWARD CHAIN \* POPULAR VILLAGE LOCATION \* THREE BEDROOMS \***

**\* IN NEED OF REFURBISHMENT \* SPACIOUS ACCOMMODATION \* VIEWING RECOMMENDED \***

**\* EPC = F \* COUNCIL TAX BAND = E \* APPROXIMATELY 141 SQUARE METRES \***

A detached three bedroom granite barn conversion in need of some renovation, situated on the outskirts of the popular church village of Paul, yet within close walking distance of both the church and the public house. The accommodation comprises of two bedrooms and bathroom on the first floor. On the groundfloor, there is lounge/dining room, kitchen/breakfast room, bedroom three, ground floor cloakroom, utility, pantry and integral garage. A particular feature of this property are the enclosed gardens to the front and there are two areas of woodland close to the house. The property is offered to the market for sale with no onward chain and an early viewing is highly recommended.

Half glazed door into:

**PORCH:** Glazed to two sides with tiled floor. Further glazed door into:

**HALLWAY:** Radiator and night storage heater, turning staircase rising, built in cloaks cupboard.

**CLOAKROOM:** With WC, window to front and wash hand basin.

**STUDY/STORAGE ROOM:** 9' 7" x 5' 6" (2.92m x 1.68m) Window to rear, radiator.

**UTILITY ROOM:** 5' 5" x 5' 0" (1.65m x 1.52m) Window to front, tiled floor, plumbing for washing machine, door to garage.

**HALF LANDING:** Stairs rising to first floor, window to rear, door to:

**LOUNGE:** 18' 11" x 15' 3" (5.77m x 4.65m) Windows to front and rear, two radiators, inset spotlights, featured granite fireplace with woodburner (not tested), shelves to one side, steps down to:

**DINING ROOM:** 14' 5" x 9' 9" (4.39m x 2.97m) Two windows to front, radiator, door to:

**HALLWAY:** Tiled floor, stable door to outside, cupboard housing hot water tank, door to:

**KITCHEN:** 12' 1" x 9' 10" (3.68m x 3.00m) Two windows to front, tiled floor, wood burner, wooden base units to one wall with single drainer stainless steel sink unit, door to:

**REAR LOBBY:** Window to front, doors to:

**PANTRY CUPBOARD:** 6' 9" x 4' 10" (2.06m x 1.47m) Window to rear, fully shelved.

**BEDROOM ONE:** 13' 9" x 9' 10" (4.19m x 3.00m) Radiator, window to front.

**FIRST FLOOR LANDING:** Window to rear, night storage heater.

**BEDROOM TWO:** 15' 6" x 11' 9" (4.72m x 3.58m) Three windows, radiator, built in wardrobe.

**BEDROOM THREE:** 9' 1" x 6' 4" (2.77m x 1.93m) Window to front, access to large loft space, partially boarded, cupboard housing hot water tank.

**BATHROOM:** Window to front, WC, pedestal wash hand basin, bath, heated towel rail, shaver light and point.

**OUTSIDE:** To the front of the property is the:

**INTEGRAL GARAGE:** 15' 0" x 9' 11" (4.57m x 3.02m) With up and over door, window to front and further door back into utility room.

To the front of the house there is cottage-style garden, laid to lawn and established plants and shrub borders, all enclosed by a granite wall. There are two further areas of woodland, approximately 20ft away from the property, with area of patio with established, deciduous and evergreen trees.

**SERVICE:** Mains water, private drainage, electricity.

**DIRECTIONS:** From Penzance proceed into Newlyn and into Paul itself, taking the first turning left into Trungle, whereby the property can be found on your right hand side.

**AGENTS NOTE:** We understand from OpenReach website that Superfast Fibre Broadband might be available to the property (FTTC). We tested the phone signal for O2 which was inadequate. The property is constructed of granite under a tiled roof.

**NB:** This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

**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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