



4 Carnyorth Terrace, St. Just,  
Penzance, Cornwall, TR19 7QE

















**4 CARNYORTH TERRACE, ST. JUST, PENZANCE, CORNWALL, TR19 7QE**

**GUIDE PRICE £395,000 FREEHOLD**

An end of terrace four bedroom granite house with gardens, garage and parking, situated in a semi rural location and enjoying sea views.

- \* FOUR DOUBLE BEDROOMS \* FIRST FLOOR SHOWER ROOM \* DINING ROOM \* KITCHEN \***
- \* GROUND FLOOR BATHROOM \* LOUNGE WITH INGLENOOK FIREPLACE \***
- \* SEA VIEWS FROM THE FRONT ELEVATION \* NO ONWARD CHAIN \***
- \* GARDENS GARAGE AND PARKING \* DOUBLE GLAZING \* OIL FIRED CENTRAL HEATING \***
- \* VILLAGE LOCATION \* EPC = D \* COUNCIL TAX BAND = B \***
- \* APPROXIMATELY 88 SQUARE METRES \***

A beautifully presented four bedroom end of terrace granite house with gardens, garage and parking and enjoying distant sea views across the north coast of the Penwith Peninsula, situated in the village of Carnyorth, which is close to the town of St Just and the village of Pendeen. The accommodation comprises of dining room, lounge with Inglenook fireplace, bathroom and shower room on the ground floor. On the first floor there are four double bedrooms and shower room, of which the two front facing rooms have the aforementioned views of the coast. The property enjoys gardens to both the front and rear, with off street parking for one vehicle, leading to the detached garage. Heated via oil-fired central heating, double glazed throughout, an early viewing is highly recommended.

UPVC double glazed door into:

**PORCH:** Double glazed to two sides enjoying sea views, tiled floor, electric panel heater, double glazed door into:

**DINING ROOM:** 11' 10" x 10' 10" (3.61m x 3.30m) Double glazed window to front, radiator, stairs rising, open beamed ceiling, doors to:

**LOUNGE:** 12' 3" x 10' 8" (3.73m x 3.25m) Double glazed window to front, beamed ceiling, radiator, Inglenook fireplace with wood burner on slate hearth, two wall lights.

Door from dining room leads into:

**REAR LOBBY:** Tiled floor, shelved cupboard to one wall. This in turn opens into:

**KITCHEN:** 10' 11" x 8' 9" (3.33m x 2.67m) Double glazed window and door to rear, tiled floor, base and wall units with worksurfaces and tiling over, single bowl sink unit, space for electric cooker, dishwasher and washing machine, oil-fired boiler, pantry cupboard.

Door from rear lobby leads into:

**BATHROOM:** Double glazed window to rear, tiled floor, bath with mixer shower over, pedestal wash hand basin, WC, heated towel rail, extractor fan.

**FIRST FLOOR LANDING:** Doors to:

**BEDROOM ONE:** 12' 3" x 11' 2" (3.73m x 3.40m) Double glazed window to front with sea views, radiator.

**BEDROOM TWO:** 12' 1" x 7' 10" (3.68m x 2.39m) Double glazed window to front, with sea views, radiator, built in wardrobe to one wall.

**BEDROOM THREE:** 9' 5" x 8' 9" (2.87m x 2.67m) Double glazed window to rear, radiator.

**BEDROOM FOUR:** 8' 9" x 7' 0" (2.67m x 2.13m) Double glazed window to rear, access to loft, radiator.



**SHOWER ROOM:** Tiled floor, inset spotlights, extractor fan, WC, vanity wash hand basin, fully tiled electric shower cubicle.

**OUTSIDE:** To the front of the property, there is an enclosed garden, laid to lawn and enjoying views across open countryside to the coast. Pathway to side of the property leads to the rear garden, which has outside tap, oil tank, areas laid to lawn and patio, all enclosed by established shrubs. Pedestrian gated access leads to the parking for one vehicle and the:

**GARAGE:** 15' 6" x 10' 1" (4.72m x 3.07m) Wooden doors, power and light.

**SERVICES:** Mains water, electricity and drainage, oil central heating.

**DIRECTIONS:** Via "What Three Words" app: dragonfly.sedated.wheat

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite 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.

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