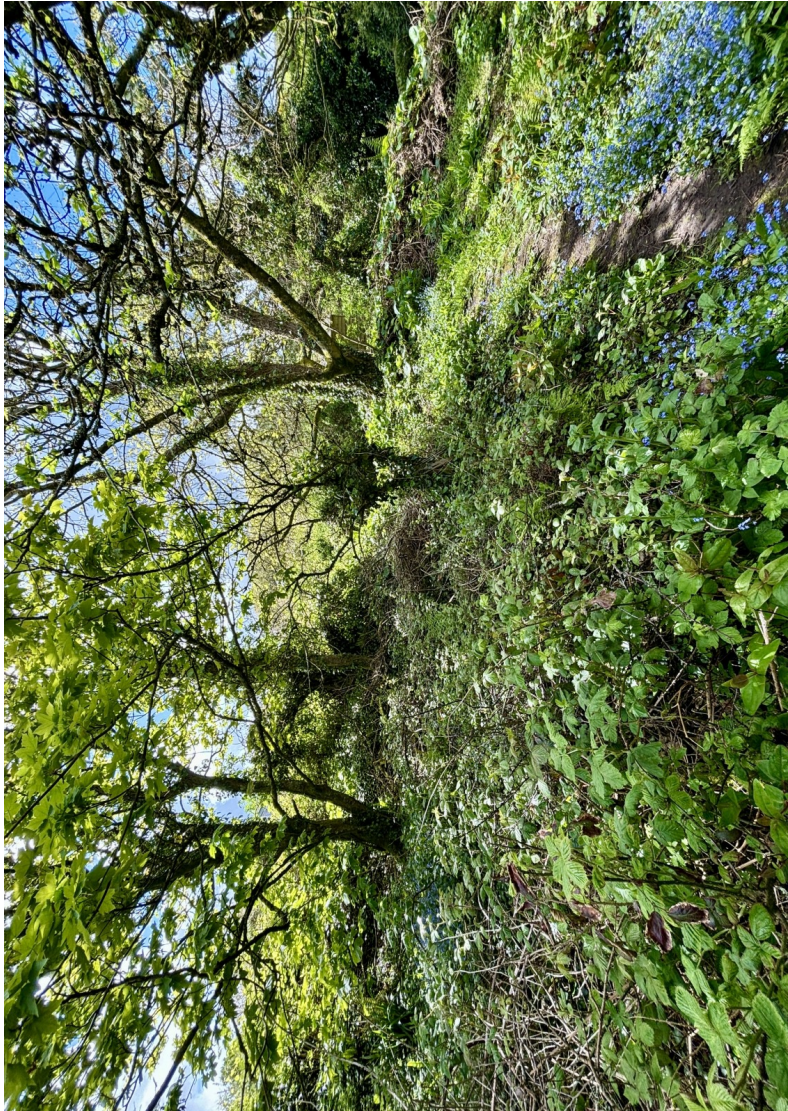




Higher Numphra Cottage,
Numphra, St Just Penzance,
Cornwall, TR19 7RP







HIGHER NUMPHRA COTTAGE, NUMPHRA, ST JUST PENZANCE, CORNWALL, TR19 7RP

GUIDE PRICE £675,000 FREEHOLD

A detached three/four bedroom granite farmhouse with further two bedroom two storey annexe all set within 8 acres and with a 6 berth caravan in the land, detached garage with inspection pit, situated in an area of outstanding natural beauty.

*** MAIN HOUSE: THREE/FOUR BEDROOMS * LOUNGE/DINER WITH INGLENOOK FIREPLACE ***

*** KITCHEN/BREAKFAST ROOM * SHOWER AND SEPARATE BATHROOM * DETACHED GARAGE**

*** OFF STREET PARKING * ANNEXE: TWO BEDROOMS ***

*** LOUNGE/DINING ROOM * KITCHEN * SHOWER ROOM**

*** SEPARATE PARKING * SUN TERRACE TO FRONT**

*** ALL SET WITHIN 8 ACRES * AREA OF OUTSTANDING NATURAL BEAUTY * HUGE INCOME**

POTENTIAL

*** EPC = E * COUNCIL TAX BAND = C * APPROXIMATELY 194 SQUARE METRES**

Offered for sale is this three/four bedroom detached granite farmhouse with further two bedroom annexe, all set within large gardens, with garage, off street parking and approximately 8 acres. The main house accommodation consists of kitchen/breakfast room, lounge/dining room with feature inglenook fireplaces, bathroom and study/bedroom four. On the first floor there are three further bedrooms and a shower room. The attached annexe consists of two bedrooms, shower room, kitchen and an open plan living/dining room. To the side of the property there is a detached garage with inspection pit with parking for several vehicles. The house has formal gardens to the front and is set within 8 acres all bordered by a stream and laid to shrubs, wildflower meadows and woodland. Situated within the land is a 6 berth caravan with its own drainage, water and electric. The property is situated in an area of outstanding natural beauty and will make an ideal family home with the potential for annexe accommodation for dependent relative or supplementary income. A viewing is highly recommended to fully appreciate the accommodation and the wonderful setting.

Half glazed door into:

HALLWAY:

With stairs rising, radiator, wooden floor, understairs storage cupboard, door to:

BATHROOM:

Double glazed window to front, fully tiled walls and floor, heated towel rail, bath with shower over, WC, wash hand basin.

KITCHEN/BREAKFAST ROOM: 11' 7" x 7' 8" (3.53m x 2.34m)

Double glazed windows to rear, part tiled and part wood floor, solid wood kitchen base and wall units with Belfast sink, three range cooker, radiator, integrated dishwasher and washing machine, door to:

STUDY/BEDROOM FOUR: 12' 4" x 7' 5" (3.76m x 2.26m)

Door to rear, wooden floor, radiator.

Door from the breakfast room into:

DINING ROOM: 13' 9" x 13' 3" (4.19m x 4.04m)

Radiator, inglenook fireplace (not used), window to front, door to conservatory, dining room opens into:

LIVING ROOM: 14' 1" x 13' 9" (4.29m x 4.19m)

Wooden floor, two radiators, window to front, granite inglenook fireplace to one wall with fuel burner, beamed ceiling, door from both the living room and dining room lead into the:

CONSERVATORY: 9' 5" x 6' 11" (2.87m x 2.11m)

Glazed to three sides with door to front garden.

FIRST FLOOR LANDING:

Radiator, high level window to rear, doors to:

BEDROOM ONE: 13' 4" x 13' 4" (4.06m x 4.06m)

Double glazed windows, feature granite chimney breast, cupboard housing boiler tank and central heating controls, radiator.

BEDROOM TWO: 13' 4" x 9' 4" (4.06m x 2.84m)

Window to front, radiator, access to loft.

BEDROOM THREE: 10' 6" x 9' 7" (3.20m x 2.92m)

Window to front, radiator.

SHOWER ROOM:

Low level WC, wash hand basin, fully tiled walls, fully tiled shower cubicle, access to secondary loft.

ANNEXE:

To the front of the property, there is a seating area, glazed door into:

HALLWAY:

Loft access, doors to:

BEDROOM TWO: 10' 1" x 8' 8" (3.07m x 2.64m)

Two windows, one enjoying distance sea views.

SHOWER ROOM:

Fully tiled shower cubicle, wash hand basin, WC, two heated towel rails, window to rear, cupboard housing hot water tank.

KITCHEN: 13' 2" x 7' 4" (4.01m x 2.24m)

Window to rear, electric heater, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, gas hob, electric oven, space for washing machine and dishwasher, door to:

LOUNGE/DINING ROOM: 13' 10" x 10' 1" (4.22m x 3.07m)

Double glazed window to front, electric heater, stairs rising to:

BEDROOM ONE: 13' 9" x 10' 1" (4.19m x 3.07m)

Double glazed window to front.

OUTSIDE:

The property is approached over parking for several vehicles, both the annexe and the main house, which leads to the:

DETACHED GARAGE: 22' 7" x 14' 7" (6.88m x 4.45m)

With manual door, inspection pit, two windows and door to rear.

To the front of the property there are formal gardens, all laid to lawn and enclosed by high level deciduous shrubs and trees, path and lane lead to areas of woodland, all bordered by a stream and six berth caravan which has separate water, private drainage and electrics. The property is situated within 8 acres of moorland and woods and this property would make an ideal purchase for anybody looking for a supplementary income, or for extended family with dependant relative.

AGENTS NOTE:

We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for O2 which was poor. Japanese Knotweed has been identified as being within the boundaries of the property further investigations are ongoing and there are also Public Rights of way running through the boundaries. The property is constructed of granite under a tiled roof.

SERVICES:

Private drainage, water, mains electricity.

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.
