

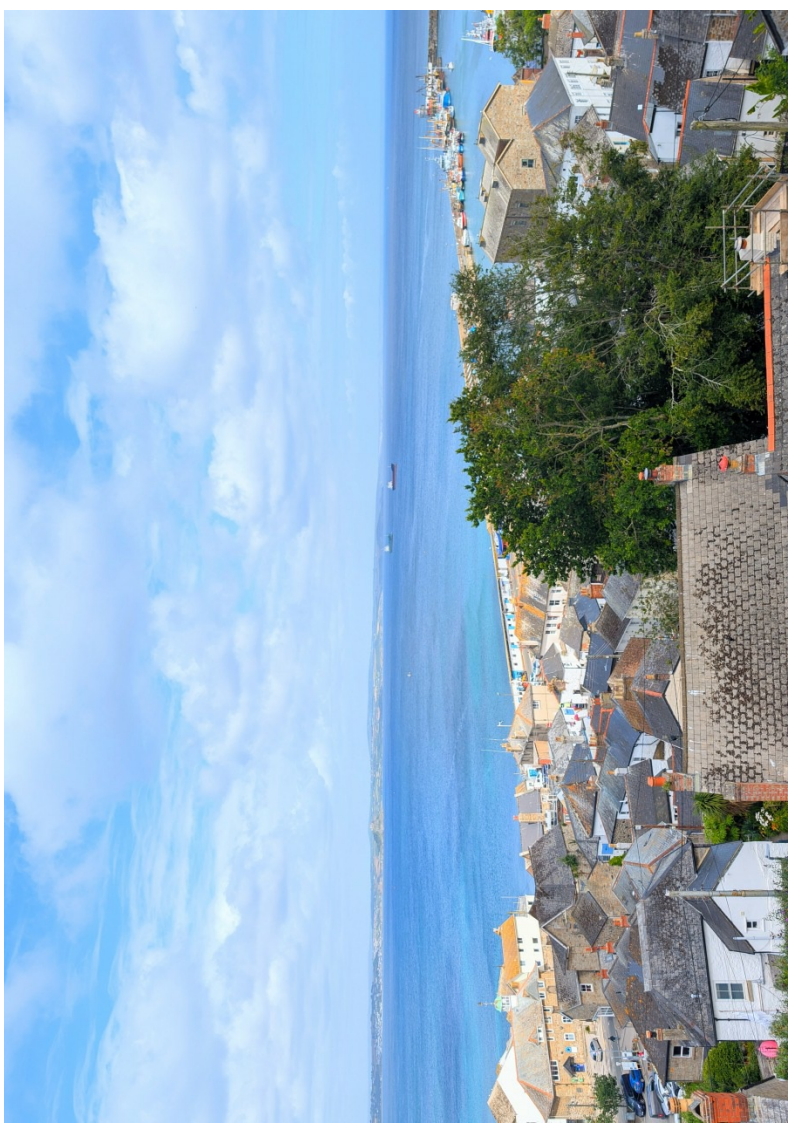


Marshall's  
ESTATE AGENTS



Hanas Mor, Bon Cot Road,  
Newlyn, Penzance, Cornwall,  
TR18 5BY















**HANAS MOR, BON COT ROAD, NEWLYN, PENZANCE, CORNWALL, TR18 5BY**

**GUIDE PRICE £825,000 FREEHOLD**

- \* STUNNING SEA VIEWS \* FOUR / FIVE BEDROOMS (THREE ENSUITE) \*
- \* LIVING ROOM \* KITCHEN / DINING ROOM \* TWO BALCONIES \*
- \* FAMILY BATHROOM \* CLOAKROOM \* GARDEN \* GARAGE \* PARKING \*
- \* SOLAR PANELS AND BATTERY \* LARGE ENTRANCE HALL \* WORKSHOP / OFFICE \*
- \* CONSERVATION AREA \* EPC = C \*
- \* COUNCIL TAX BAND = G \*
- \* APPROXIMATELY 200 SQUARE METRES \*
- \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \*

Stunning sea views over Newlyn Harbour to St Michael's Mount and beyond can be enjoyed from this well presented four/five bedroom detached home situated in the ever popular fishing village of Newlyn. Approached from behind via a private parking area with a generous size garage. You enter a lovely entrance hall with double doors opening to the living room with large sliding doors onto the balcony enjoying panoramic sea views over Mount's Bay. There is a generous size kitchen/dining room, again enjoying sea views. A bedroom with ensuite and a cloakroom complete the ground floor. On the first floor there is a large double bedroom incorporating an office space, again with an ensuite bathroom and lovely sea views. There is a useful attic space housing the controls and battery for the solar panels. On the lower ground floor the accommodation is completed with another double bedroom with a door opening to a further balcony, ensuite shower room and walk in wardrobe, along with a fourth double bedroom, another bedroom/snug, kitchen and family bathroom. This level enjoys its own access and would be ideal as annexed accommodation with letting potential (subject to any necessary permissions). Hanas Mor has a good size garden to the front, again enjoying sea views of the full sweep of Mount's Bay. There is a sunken hot tub, areas laid to lawn and patio, along with a useful outdoor office/workshop and a storage area beneath the property. This spacious home provides all the essentials for comfortable coastal living and we would highly recommend an early appointment to view.

**WOODEN DOOR WITH GLAZED INSERTS AND SIDE PANELS OPENING TO:**

**ENTRANCE HALL:** 11' 11" x 11' 2" plus vestibule area(3.63m x 3.40m)

Tiled flooring to vestibule area and oak flooring to the hall, cloak hanging space, two radiators, stairs descending. Double doors opening to:

**LIVING ROOM:** 21' 8" x 13' 9" (6.60m x 4.19m) Oak flooring, panelled walls, two radiators, impressive fireplace with inset electric fire, storage cupboards and shelving to either side, ceiling cornice, double doors into dining area. Large sliding doors with windows to the the sides enjoying panoramic sea views over Mount's Bay and Newlyn Harbour to St Michael's Mount and beyond opening to:

**BALCONY:** 20' 0" x 5' 2" (6.10m x 1.57m) Panoramic sea views over Mount's Bay and Newlyn Harbour to St Michael's Mount and beyond, glass balustrade.

**DINING AREA:** 14' 10" x 10' 9" (4.52m x 3.28m) Window to the front enjoying sea views over Mount's Bay and Newlyn Harbour to St Michael's Mount and beyond, door opening to the balcony, panelling to dado rail height, two wooden pillars, radiator. Open plan to:

**KITCHEN:** 23' 7" x 10' 9" (7.19m x 3.28m) Range of base and wall mounted kitchen units with work surface over and tiled splashback, built in electric oven and microwave, five ring gas hob with extractor fan over, inset one and a half bowl sink unit, breakfast bar, space for dishwasher, freestanding fridge freezer, storage under the stairs, windows to the side and rear, further preparation area to the rear with inset sink, storage cupboards and worktop over, door back into the entrance hall and further door to the rear.

**BEDROOM FOUR:** 11' 8" x 8' 1" plus door recess (3.56m x 2.46m) Double glazed window to the rear, radiator, built in cupboard with hanging space. Door to:

**ENSUITE SHOWER ROOM:** Fully tiled room, glazed shower cubicle with electric shower, low level w.c., wash hand basin with cupboard below and illuminated mirror over, heated towel rail, window to the side.

**CLOAKROOM:** Low level w.c. with concealed cistern, wash hand basin with storage under, window to the rear.

#### **STAIRS FROM KITCHEN TO FIRST FLOOR**

**BEDROOM TWO:** 14' 10" x 13' 9" (4.52m x 4.19m) Three Velux windows, two to the front with sea views and one to the rear, built in wardrobe space, radiator, door to attic. Open plan to:

**OFFICE AREA:** 10' 8" x 7' 11" (3.25m x 2.41m) With eaves storage. Door to:

**ENSUITE BATHROOM:** 8' 7" x 6' 5" maximum (2.62m x 1.96m) Bath with tiled side, mixer tap and shower attachment, further mains shower over, low level w.c. with concealed cistern, bidet, wash hand basin with drawer below and illuminated mirror over, heated towel rail, extractor fan, shelved recess.

**LOWER GROUND FLOOR:** Doors to inner hall and:

**BEDROOM ONE:** 18' 10" x 10' 10" (5.74m x 3.30m) Large window to the front enjoying sea views over Mount's Bay and Newlyn Harbour to St Michael's Mount and beyond, door to balcony, two radiators. Doors to walk in wardrobe and:

**ENSUITE SHOWER ROOM:** 7' 9" x 5' 5" (2.36m x 1.65m) Fully tiled with glazed shower cubicle and mains shower with tiled shelves, wash hand basin with cupboard under, low level w.c. with concealed cistern, further built in storage.

**WALK IN WARDROBE:** 7' 10" x 4' 11" (2.39m x 1.50m) Built in hanging and storage area, access to cupboard under the stairs, radiator.

**INNER HALL:** Cloaks hanging space, laminate flooring.

**BEDROOM THREE:** 11' 10" x 9' 10" including wardrobes (3.61m x 3.00m) Built in wardrobes with storage over and dressing table with illuminated mirror over, large window to the front with sea views over Mount's Bay and Newlyn Harbour to St Michael's Mount and beyond, radiator.

**SNUG / BEDROOM FIVE:** 13' 10" x 9' 6" (4.22m x 2.90m) Large window to the front with sea views over Mount's Bay to St Michael's Mount and beyond, laminate flooring, radiator, door to the side.

**SECOND KITCHEN / UTILITY:** 9' 6" x 7' 10" (2.90m x 2.39m) Range of base and wall mounted units with work surface over, stainless steel single drainer sink unit with mixer tap, electric oven and hob with extractor over, heated towel rail, space for freestanding fridge/freezer, plumbing wash washing machine, window to the side.

**FAMILY BATHROOM:** 8' 6" narrowing to 5' 2" x 7' 10" narrowing to 4' 9" (2.59m - 1.57m x 2.39m - 1.45m) P shaped bath with mixer tap and shower over, low level w.c. with concealed cistern, wash hand basin with storage under and to the side, illuminated mirror over, shelves to one wall, heated towel rail, extractor fan.

**BALCONY:** 20' 8" x 4' 3" (6.30m x 1.30m) Sea views over Mount's Bay and Newlyn Harbour to St Michael's Mount and beyond, glass balustrade, access to the side.

**OUTSIDE:** The property is approached over the private parking for 2/3 vehicles giving access to a double garage. Steps from the rear come down to the back door with a raised garden area laid to lawn with a variety of plants, shrubs and trees. There is access to the side of the property leading to the front garden which has been divided into two areas laid to lawn, one to patio and a decked area with sunken hot tub. Most of the garden enjoys the same views over Newlyn Harbour and Mount's Bay to St Michael's Mount and beyond, with a variety of plants, shrubs and trees throughout the garden. From the patio, access to:

**CABIN / OFFICE:** 19' 9" x 6' 1" (6.02m x 1.85m) Sliding patio door with windows to either side, three further windows, two enjoying sea and coastal views, fitted base units with single drainer stainless steel sink unit, power and light.

**STORE:** 32' 0" x 3' 3" (9.75m x 0.99m) Underneath the property with power and light, window to the front.

There is a pedestrian gate to the side of the property giving access down steps down towards the village of Newlyn.

**SERVICES:** Mains water, gas, electricity and drainage. Solar panels with battery which are owned by the property.

**DIRECTIONAL NOTE:** From Penzance proceed in a westerly direction into Newlyn. Crossing the bridge, continue straight up Chywoone Hill and after approximately 300 yards turn right into Old Paul Hill and after the terrace of properties on your left, turn left onto Bon Cot Road and nearing the top of the hill, Hanas Mor can be found on your left hand side.

**AGENTS NOTE:** The property is constructed of block and a tiled roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. We checked the phone signal with EE which was good.

**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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