



Treen Farmhouse, Gurnards Head,
Zennor, St. Ives, Cornwall, TR26
3DE









TREEN FARMHOUSE, GURNARDS HEAD, ZENNOR, ST. IVES, CORNWALL, TR26 3DE

GUIDE PRICE £425,000 FREEHOLD

*** FOUR DOUBLE BEDROOMS * ONE EN SUITE * SHOWER ROOM * GROUND FLOOR BATHROOM**

*** TWO RECEPTION ROOMS * ONE WITH INGLENOOK FIREPLACE ***

*** KITCHEN/DINING ROOM * ENCLOSED GARDENS * GRANITE BUILT WORKSHOP ***

*** POPULAR COASTAL LOCATION * EPC = F * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 138 SQUARE METRES ***

A detached four bedroom former farmhouse offered for sale with no onward chain and situated in an Area Of Outstanding Natural Beauty. Gurnards Head lies on the north coast between the towns of St Just and St Ives. It is situated on B3306 which is a main bus route. The well known Gurnards Head Hotel is within a short walking distance and the area is next to beautiful coastal scenery. The property, which was originally two houses, comprises of four bedrooms and two shower rooms on the first floor. There are three further reception rooms and bathroom on the ground floor. The property enjoys enclosed gardens to both the front and the side with granite built workshop/outhouse. The property is double glazed where stated, is heated via oil fired central heating and is offered for sale with no onward chain. The property is in need of some renovation but retains many original features throughout. The location is much sought-after so an early viewing is highly recommended.

UPVC Double glazed door into:

PORCH: Double glazed to two sides with further double glazed roof, stone floor, half glazed door into:

LIVING ROOM: 14' 0" x 12' 8" (4.27m x 3.86m) Stairs rising, laminated wood floor, double glazed window to front, radiator, feature Inglenook fireplace with inset burner with brass canopy over, open beamed ceiling. Door from living room into:

LOUNGE: 12' 0" x 9' 4" (3.66m x 2.84m) Double glazed window to front, radiator, fireplace to one wall (not used). Door from living room to:

KITCHEN/DINING ROOM: 19' 0" x 10' 10" (5.79m x 3.30m) Beamed ceiling, two double glazed windows to side, stairs rising, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, electric cooker point, door to:

REAR HALLWAY: Window and double glazed door to outside. Further door to:

BATHROOM: Double glazed window to rear, plumbing for washing machine, WC, pedestal wash hand basin, bath, Worcester oil fired boiler.

Stairs rising from living room into:

FIRST FLOOR LANDING: Doors to:

BEDROOM ONE: 13' 0" x 10' 0" (3.96m x 3.05m) Double glazed window to front with rural views, pedestal wash hand basin, radiator, original wood panelled wall.

BEDROOM TWO: 13' 3" x 7' 0" (4.04m x 2.13m) Double glazed window to front, radiator.

SHOWER ROOM: Radiator, pedestal wash hand basin, WC, fully tiled electric shower.

Stairs from the dining room lead to:

SECOND LANDING: Doors to:

BEDROOM THREE: 11' 0" x 8' 4" (3.35m x 2.54m) Double glazed window to side, radiator, fitted cupboard.

BEDROOM FOUR: 11' 0" x 11' 0" (3.35m x 3.35m) Double glazed window to side, radiator, door leads to:

EN SUITE SHOWER ROOM: Vaulted ceiling, radiator, WC, pedestal wash hand basin, fully tiled electric shower cubicle, windows to rear and side (three double glazed and one single glazed), wooden flooring.

OUTSIDE: To the front, the farmhouse is approached over a lawned garden, which is fully enclosed by granite wall. Gate leads into the side garden, again laid to lawn, fully enclosed by granite wall. Oil tank, granite built gardener toilet with WC and:

WORKSHOP: 16' 4" x 10' 0" (4.98m x 3.05m) Skylight and window to rear, power and light.

SERVICES: Mains water, oil fired central heating, electricity and shared private drainage.

DIRECTIONS: Via "What Three Words" app: [coasting.racetrack.stuff](https://www.what3words.com/)

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 limited, EE has a good mobile phone signal. There is no private parking with this property, however, parking is available in the lane to the side of the property. The property is constructed of granite under a slate 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.
