



1 Old Cable Lane, St. Levan,
Porthcurno Penzance, Cornwall,
TR19 6HL







1 OLD CABLE LANE, ST. LEVAN, PORTHCURNO PENZANCE, CORNWALL, TR19 6HL

GUIDE PRICE £875,000 FREEHOLD

- * FIVE BEDROOMS * LIVING ROOM * SEPARATE DINING ROOM *
- * KITCHEN / BREAKFAST ROOM * CLOAKROOM * UTILITY ROOM *
- * FIRST FLOOR FAMILY BATHROOM * ENSUITE TO BEDROOM ONE *
- * GROUND FLOOR ENSUITE TO BEDROOM FIVE * DOUBLE GLAZING *
- * OIL CENTRAL HEATING * GOOD DECORATIVE ORDER *
- * WELL KEPT SOUTH WEST FACING GARDENS * SOUGHT AFTER LOCATION *
- * IDEAL FAMILY HOME *
- * DETACHED DOUBLE GARAGE WITH ELECTRIC CAR CHARGING POINT *
- * EPC = B * COUNCIL TAX BAND = F * APPROXIMATELY 223 SQUARE METRES *
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *

A chance to acquire a deceptively spacious five bedroom detached modern style family home which is located in the popular village of Porthcurno and only a short walk to the sandy beach. The property has been well maintained by the present vendors who have recently extended to the rear to provide a ground floor bedroom with ensuite wet room, ideal for a dependant relative. The living accommodation is of a generous size comprising lounge, separate dining room, kitchen/breakfast room and an ensuite bedroom to the ground floor with four further bedrooms to the first floor with a family bathroom and ensuite to the main bedroom. A particularly attractive feature are the gardens which lay to the front of the property being of a south westerly direction and offering a good degree of privacy. To the rear of the property there is a tropical style courtyard being gravelled with the use of natural stone acting as a good windbreak and offering further privacy. The property is approached via a private driveway to the rear which leads onto a brick paved parking area and in turn leads to the detached double garage with electric door, charging point and solar panels. Behind the garage there are steps up to a narrow strip of woodland which runs alongside the private lane. Old Cable Lane is centrally located in the village and is within a short walk of coastal footpaths and Porthcurno beach along with the renowned Minack Theatre. The main town of Penzance is approximately 10 miles away and due to the popularity of properties such as this we would highly recommend an early appointment to view.

ENTRANCE VESTIBULE: Shelved recess, tiled flooring. Half glazed door to:

LIVING ROOM: 22' 0" x 22' 0" narrowing to 14' 0" (6.71m x 6.71m - 4.27m) Impressive inglenook fireplace with cast iron multifuel stove, shelving, UPVC double glazed windows overlooking the front gardens, wall lights, tv point, coving, two radiators. Double multipane doors to:

DINING ROOM: 14' 0" x 13' 8" (4.27m x 4.17m) UPVC double glazed window to the side, coving, radiator, UPVC double glazed doors opening to the front sun terrace.

KITCHEN / BREAKFAST ROOM: 20' 4" x 10' 4" widening to 13' 8" (6.20m x 3.15m - 4.17m) Inset single drainer sink with cupboards below, extensive range of fitted wall and base units, work surfaces and power points, built in oven, microwave, five ring propane gas hob with extractor hood over, space for American style fridge with plumbing to the side, sunken spotlights, coving, radiator. Door to:

BEDROOM FIVE: 13' 2" x 11' 4" (4.01m x 3.45m) UPVC double glazed window, Velux windows, sunken spotlights, underfloor heating, door to courtyard.

ENSUITE WET ROOM: White suite comprising low level w.c., shower area with glazed screen and chrome fittings, fully tiled walls and floor, chrome towel rail.

REAR HALLWAY: Coving, door to rear gardens and parking area.

UTILITY ROOM: 9' 8" x 5' 3" (2.95m x 1.60m) Plumbing for washing machine, pedestal wash hand basin, oil fired central heating boiler (replaced approximately 2 years ago), UPVC double glazed window, sunken spotlights, coving, radiator.

CLOAKROOM: White suite comprising wash hand basin, low level w.c., coving, UPVC double glazed window, radiator.

INNER HALLWAY: Understairs storage cupboard, radiator, courtesy door to living room and stairs to:

FIRST FLOOR LANDING: Built in airing cupboard housing hot water system, coving, sunken spotlights, access to roof space.

BEDROOM ONE: 18' 1" x 12' 7" (5.51m x 3.84m) up to a range of built in wardrobes, UPVC double glazed window, wall lights. Door to:

ENSUITE BATHROOM: White suite comprising corner bath, low level w.c., pedestal wash hand basin, separate shower cubicle, fully tiled walls, UPVC double glazed window, coving, sunken spotlights, radiator.

BEDROOM TWO: 13' 7" x 10' 9" (4.14m x 3.28m) Built in wardrobes, UPVC double glazed window overlooking gardens and countryside beyond, wall lights, coving, radiator.

BEDROOM THREE: 11' 9" x 10' 8" (3.58m x 3.25m) Built in wardrobe, UPVC double glazed window overlooking gardens and countryside beyond, coving, radiator.

BEDROOM FOUR: 10' 9" x 10' 5" (3.28m x 3.17m) UPVC double glazed window, coving, radiator.

BATHROOM: White suite comprising panelled bath, pedestal wash hand basin, low level w.c., bidet, shower cubicle, fully tiled walls, coving, sunken spotlights, radiator.

OUTSIDE: The gardens lay predominantly to the front of the property being of a south westerly aspect, mainly laid to lawn with well stocked flower borders and a raised sun terrace which overlooks the gardens and countryside beyond. To the rear of the property there is a gravelled tropical style garden which is walled in natural stone which offers a good degree of privacy and shelter with a secluded seating area. There is access to a brick driveway and turning area which in turn leads to:

DETACHED DOUBLE GARAGE: 18' 1" x 17' 6" (5.51m x 5.33m) Electrically operated up and over door, power and light, shelving, electric car charging point, 24 solar panels with battery storage (owned by the vendors) installed on the roof with any excess being sold back to the grid.

To the side of the garage there are steps that lead up to a small woodland area which runs along the side of Old Cable Lane.

SERVICES: Mains water, electricity and drainage. Propane gas for the hob. Oil for the central heating. Solar panels to the garage roof provide an excess each year.

DIRECTIONAL NOTE: From Marshall's Penzance office proceed to the village of Porthcurno. On entering the village proceed towards the cove and just before the main car park take the turning left into Old Cable Lane. Follow the road around to the back of the properties whereby number one can be found at the top of the lane.

AGENTS NOTE: We checked the mobile signal for Vodafone which was adequate. The property is constructed of block under a tiled roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband should be available to the property.

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.
