



Roughlee Cottage, Higher Ninnis,
Newmill, Penzance, Cornwall,
TR20 8XS



Marshall's
ESTATE AGENTS







ROUGHLEE COTTAGE, HIGHER NINNIS, NEWMILL, PENZANCE, CORNWALL, TR20 8XS

GUIDE PRICE £560,000 FREEHOLD

- * FOUR BEDROOMS * LARGE LIVING ROOM WITH SMALL STUDY AREA * KITCHEN/DINER *
- * UTILITY ROOM * GROUND FLOOR BATHROOM * EN SUITE BATHROOM TO FIRST FLOOR *
- * MANY PERIOD FEATURES * VIEWS ACROSS OPEN COUNTRYSIDE FROM FIRST FLOOR *
- * IDEAL FAMILY HOME * COTTAGE STYLE GARDENS *
- * INTEGRAL GARAGE * FURTHER PARKING TO FRONT OF THE GARAGE *
- * DETACHED FORMER COTTAGE USED AS STORAGE (SEE AGENTS NOTE) *
- * SOUGHT-AFTER HAMLET SURROUNDED BY OPEN COUNTRYSIDE *
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *
- * EPC = D * COUNCIL TAX BAND = E * APPROXIMATELY 152 SQUARE METRES *

Lovely rural views across surrounding countryside to Mount's Bay and beyond from this character four bedroom detached cottage located in a small hamlet set in a cottage-style garden with small detached former cottage in need of modernisation. The property has spacious accommodation with many period features throughout and really needs to be viewed internally to appreciate to its full potential. Roughlee Cottage was extended some years ago to form a large family home and really needs to be viewed internally to appreciate to the full. A particularly attractive feature are the cottage-style gardens to the front which is well stocked, along with driveway leading to integral garage. Within the grounds is a detached former two bedroom cottage, divided into two rooms, needing modernisation and having an open outlook. Higher Ninnis is a small hamlet on the outskirts of Newmill and approximately 3.5 miles from the main town of Penzance. Set in an Area Of Outstanding Natural Beauty with access to the moors and many local footpaths. Due to the popularity of properties such as this, we recommend an early appointment.

Entrance door to:

LIVING ROOM: Impressive Inglenook fireplace with bread oven, beamed ceiling, further granite fireplace, exposed floorboards, TV point, opening to:

STUDY AREA: 12' 3" x 8' 7" (3.73m x 2.62m) Restricted head height in places, beamed ceiling, exposed floorboards.

INNER HALLWAY:

BATHROOM: White suite comprising panelled bath with electric shower over, low level WC with concealed cistern, wash hand basin with cupboards below, beamed ceiling.

KITCHEN/DINING ROOM: 20' 4" x 13' 0" (6.20m x 3.96m) Inset single drainer sink unit with cupboards below, fitted wall and base units, worksurfaces, double glazed window with views over surrounding countryside towards Mulfra, built in oven, four ring induction hob and extractor hood, beamed ceiling, exposed floorboards, two radiators.

UTILITY ROOM: 8' 8" x 5' 8" (2.64m x 1.73m) Stainless steel inset single drainer sink unit with cupboards below, wall cupboard, plumbing for washing machine, oil central heating boiler, exposed floorboards, door to garden. Courtesy door to garage.

From kitchen/diner staircase to:

FIRST FLOOR LANDING: Exposed floorboards, beamed ceiling.

BEDROOM ONE: 15' 5" x 9' 3" (4.70m x 2.82m) Double aspect room with views across surrounding countryside, exposed pitched beamed ceiling, double glazed window, exposed floorboards, two radiators.

EN SUITE BATHROOM: Coloured suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin, low level WC with concealed cistern, restricted head height in places.

BEDROOM TWO: 16' 4" x 6' 10" (4.98m x 2.08m) (maximum) Restricted head height in places, double glazed window with views over surrounding countryside, exposed floorboards, radiator.

Second staircase from living room to first floor landing.

BEDROOM THREE: 12' 0" x 10' 7" narrowing to 8' 10" (3.66m x 3.23m narrowing to 2.69m) Built in wardrobe, double glazed window with views over surrounding countryside, radiator.

BEDROOM FOUR: 12' 0" x 9' 2" (3.66m x 2.79m) Double glazed window with views over surrounding countryside, built in linen cupboard, radiator, intercommunicating door into bedroom two.

OUTSIDE: The property stands in secluded cottage-style gardens with well-stocked borders, mature trees and shrubs giving a good degree of privacy, terraced area, driveway leading to:

INTEGRAL GARAGE: 15' 9" x 8' 6" (4.80m x 2.59m) Folding doors, power and light.

FORMER COTTAGE: At present used for storage but would be ideal for a variety of uses subject to permissions from Bolitho Estate and Cornwall Council.

Door to:

GROUND FLOOR: 17' 8" x 11' 4" (5.38m x 3.45m) Granite fireplace, power and light, double glazed window and door to outside. Stairs to:

FIRST FLOOR: 17' 8" x 11' 9" (5.38m x 3.58m) Exposed beams double glazed window with lovely views across surrounding countryside towards Mount's Bay window to side.

SERVICES: Mains water, electricity and septic tank drainage.

NB: There is a small footpath that runs up the side of the property between the garage and the neighbouring property. The former cottage would be ideal for a variety of uses subject to permissions from Bolitho Estate and Cornwall Council.

DIRECTIONS: Via "What Three Words" app: draw.branch.robe

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for Vodafone which was poor. 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.
