



The Croft, Sancreeed, Penzance,
Cornwall, TR20 8QR







THE CROFT, SANCREED, PENZANCE, CORNWALL, TR20 8QR

GUIDE PRICE £765,000 FREEHOLD

- * FOUR BEDROOMS * LIVING ROOM * KITCHEN / FAMILY ROOM * SPACIOUS HALLWAY ***
- * GROUND FLOOR SHOWER ROOM * FAMILY BATHROOM ***
- * ENSUITE BATHROOM TO MAIN BEDROOM * ARCHITECTS CERTIFICATE ***
- * GOOD DECORATIVE ORDER THROUGHOUT ***
- * LOVELY VIEWS ACROSS SURROUNDING COUNTRYSIDE ***
- * AIR SOURCE HEAT PUMP * UNDERFLOOR HEATING TO GROUND FLOOR ***
- * RADIATORS TO FIRST FLOOR * IDEAL FAMILY HOME ***
- * SOUGHT AFTER VILLAGE LOCATION * EXCELLENT OPPORTUNITY ***
- * VIEWING RECOMMENDED * EPC = B ***
- * COUNCIL TAX BAND = E * APPROXIMATELY 146 SQUARE METRES ***

An extremely well-presented four-bedroom detached modern home built approximately two and a half years ago to an exceptionally high standard which really needs to be viewed internally to appreciate to the full. The property is located in the centre of this sought after rural village with views across the surrounding countryside and easy access to the network of local footpaths. The Croft has had little expense spared in creating a lovely family home which as you would expect has all modern installations and heating system. A particularly attractive feature is the kitchen/family room being well equipped with work station and dining area taking full advantage of the countryside views. The gardens lay predominantly to the front of the property laid to lawn with raised sun terrace again with good views. To the side there is a detached summerhouse which would make an ideal office being double glazed with power and light. There is ample parking and an attached double garage to the side. Sancreed is a popular village approximately four miles from the main town of Penzance which has a good array of local shops and amenities. Due to the popularity of new build properties we would highly recommend an early appointment.

ENTRANCE HALL: Engineered oak flooring with underfloor heating, double glazed windows.

SHOWER ROOM: White suite comprising low level w.c. with concealed cistern, vanity unit with wash hand basin and cupboards below, double sized shower cubicle with glazed screen and chrome fittings, underfloor heating, shaver point, understairs storage cupboard.

LIVING ROOM: 23' 4" x 11' 10" (7.11m x 3.61m) Lovely open views across surrounding countryside, log burner set on slate hearth, UPVC double glazed window, tv point, underfloor heating, wall lights, UPVC double glazed doors to front terrace.

KITCHEN / FAMILY ROOM: 23' 4" x 13' 0" (7.11m x 3.96m) Lovely open views across surrounding countryside, inset single drainer sink unit with cupboards below, range of fitted wall and base units, ample power points, two built in ovens, one with integrated microwave and warming tray, central work station with marble work surfaces, four ring induction hob with extractor hood over and cupboards and drawers below, engineered oak flooring with underfloor heating, integrated dishwasher, space for American style fridge/freezer, tv point, sunken spotlights, double glazed patio doors to the front terrace.

UTILITY ROOM: 8' 10" x 7' 2" (2.69m x 2.18m) Stainless steel single drainer sink unit with cupboards below, plumbing for washing machine, space for tumble dryer, tiled flooring with underfloor heating, UPVC double glazed door to garden.

STAIRS FROM ENTRANCE HALL TO:

FIRST FLOOR LANDING: Radiator, access to roof space via pull down ladder.

BEDROOM ONE: 16' 6" x 12' 10" (5.03m x 3.91m) Lovely open views across surrounding countryside, UPVC double glazed window, panelling to one wall, tv point, radiator. Double doors to:

ENSUITE BATHROOM: White suite comprising double ended freestanding rolltop bath, low level w.c., vanity unit with wash hand basin and cupboards below, double sized shower cubicle with glazed screen and chrome fittings, sunken spotlights, tiled flooring, heated towel rail.

BEDROOM TWO: 11' 10" x 10' 10" (3.61m x 3.30m) Lovely views across surrounding countryside, built in wardrobes, further built in linen cupboard, radiator.

BEDROOM THREE: 11' 10" x 10' 0" (3.61m x 3.05m) UPVC double glazed window to the rear, built in wardrobes, radiator.

BEDROOM FOUR: 8' 10" x 7' 3" maximum (2.69m x 2.21m) L shaped room with open views across surrounding countryside, UPVC double glazed window, radiator.

BATHROOM: White suite comprising P shaped bath with glazed screen, chrome mixer tap and shower attachment, vanity unit with wash hand basin and cupboards below, low level w.c., tiled flooring, UPVC double glazed window, sunken spotlights, heated towel rail.

OUTSIDE: The property stands in gardens mainly laid to lawn with raised sun terrace taking full advantage of the open views across surrounding countryside. To the side of the property there is a further area laid to lawn with access to:

SUMMERHOUSE / OFFICE: 11' 7" x 9' 8" (3.53m x 2.95m) Double glazed windows, power and light.

There is a further terraced area to the side. To the rear of the property there is an area laid to lawn, bordered by Cornish granite hedging. Access to the front driveway with parking leading to:

ATTACHED DOUBLE GARAGE: 19' 3" x 18' 5" (5.87m x 5.61m) Electric roller door, power and light, hot water and heating system.

From the front of the garage there is a ramp up to the front door along with steps down to the garden.

SERVICES: Mains water and electricity. Private drainage.

DIRECTIONAL NOTE: [///facelift.tall.swam](http://facelift.tall.swam) via what3words

AGENTS NOTE: We checked the phone signal with Vodafone which was good. The property is constructed of block under a slate roof. According to Openreach.com, 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.
