



The Pool House, Grove Lane,  
Perrandowns, Goldsithney, TR20









**THE POOL HOUSE, GROVE LANE, PERRANDOWNS, GOLDSITHNEY, TR20 9HN**

**GUIDE PRICE £500,000 FREEHOLD**

- \* **TWO BEDROOMS \* OPEN PLAN LIVING ROOM \* KITCHEN/DINING ROOM \* SMALL OFFICE \***
- \* **UTILITY ROOM \* CLOAKROOM \* FIRST FLOOR BATHROOM \***
- \* **PROPANE GAS CENTRAL HEATING \* DOUBLE GLAZING \***
- \* **MANY EXCEPTIONAL FOCAL POINTS \* USE OF INDUSTRIAL FEATURES \***
- \* **BRIGHT SPACIOUS HOUSE WITH LOTS OF GLASS \* VERSATILE ACCOMMODATION \***
- \* **UNIQUE OPPORTUNITY \* PARKING TO SIDE \* VEGETABLE GARDEN \***
- \* **LAWNED AREA AND SMALL WOODLAND AREA \* SEMI RURAL LOCATION \***
- \* **EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***
- \* **EPC = E \* COUNCIL TAX BAND = F \* APPROXIMATELY 157 SQUARE METRES \***

A unique detached former swimming pool which was converted approximately 12 years ago to a most exceptional home, offering split level open plan accommodation over two floors with the use of industrial features and maximising natural light, which makes this property a pleasant place to live in peaceful wooded grounds away from passing traffic, yet only a short drive from the main town of Penzance and Helston. Perran Downs is one of the most sought-after locations, just a short distance from the village of Goldshithney, which has local shop, post office, hairdressers, two public houses and close by there is access to the renowned St Hilary School. A particularly attractive feature are the grounds that The Pool House stands in, being lightly wooded with vegetable gardens and further features around the property which offer a good degree of privacy. There is great scope to create more parking and possibly extend the property. Grove Lane is a private unmade road, which is shared by other individual properties. With few properties such as this, scope to create an interesting home, we recommend an early appointment.

Entrance door into:

**OPEN PLAN LIVING AREA:** 28' 9" x 20' 10" (8.76m x 6.35m) High vaulted ceilings with exposed beam work, wood burning stove, views over gardens and woodland beyond, full height tilt and turn window, shelving, wooden floors with underfloor heating, steps down to:

**KITCHEN/DINING ROOM:** 28' 7" x 22' 1" (8.71m x 6.73m) Formerly the swimming pool, spacious kitchen/diner comprising of stainless steel single drainer sink unit with cupboards below, extensive range of fitted wall and base units, built in oven, microwave, four ringed hob and extractor hood, integrated fridge/freezer and dishwasher, ample worksurfaces, tiled flooring with underfloor heating.

**REAR HALLWAY:** Tiled flooring, Velux windows, double glazed door to gardens.

**OFFICE:** 9' 2" x 6' 10" maximum (2.79m x 2.08m) into deep worksurfaced sill, large wall to wall window.

**UTILITY ROOM:** 8' 1" x 4' 9" (2.46m x 1.45m) Belfast sink with storage below with mixer taps, wooden worksurfaces, plumbing for washing machine and dryer, two Velux windows, tiled flooring with underfloor heating, LPG gas boiler.

**CLOAKROOM:** White suite comprising low level WC with concealed cistern, wash hand basin, tiled flooring, door to large airing cupboard with shelving and heating system, extractor fan.

Industrial style staircase from living room to:

**FIRST FLOOR BEDROOM ONE:** 23' 5" x 12' 1" (7.14m x 3.68m) Mezzanine area overlooking living room, outlook across gardens and woodland beyond, exposed steel, recess wardrobe with hanging space, Velux windows, underfloor heating.

**BEDROOM TWO:** 10' 4" x 10' 3" (3.15m x 3.12m) Exposed floorboards with underfloor heating, exposed steel, double glazed windows, shelving and hanging space.

**SHOWER ROOM:** White suite comprising double size shower cubicle with chrome fittings and glass screen, low level WC with concealed cistern, wash hand basin, tiled flooring with underfloor heating, heated towel rail. Please note that this is a "Jack and Jill Style" showerroom with access from bedroom one, also from the landing from bedroom two.

**LANDING:** With second staircase down to ground floor level.

**OUTSIDE:** The property stands in it's own grounds with vegetable area, decked area and sunken water feature. There is parking to the side and access to further parking to be made if so required. Access to wooded garden area with a variety of trees and shrubs, ideal for wildlife and garden shed and area to side.

**SERVICES:** Mains water, electricity, private drainage.

**DIRECTIONS:** Proceed into the village of Goldsithney, as you go down the dip at the far end, turn right signposted Milpool, after approximately 100 yards you come to a small crossroads, turn right here, proceed along this road until the properties run out on the left hand side, where you will find a turning left into Grove Lane, which is unmade, follow this road for approximately 100 yards up to, again, another unmade road on your left hand side that is signposted to the property, turn left here and continue to the end.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone is weak. The property is constructed of block and steel under a slate 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.

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