



The Packing House, Fore Street,
Madron, Penzance, Cornwall,
TR20 8SH







THE PACKING HOUSE, FORE STREET, MADRON, PENZANCE, CORNWALL, TR20 8SH

GUIDE PRICE £625,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * TWO EN SUITE * GROUND FLOOR SHOWER ROOM ***

*** SPACIOUS LOUNGE * KITCHEN/DINING ROOM WITH INTEGRAL APPLIANCES ***

*** UTILITY ROOM * LARGE GARDENS * DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES ***

*** NO ONWARD CHAIN * SUCCESSFUL HOLIDAY LET * POPULAR VILLAGE LOCATION ***

*** EPC = C * COUNCIL TAX BAND: RATED FOR BUSINESS USE ***

*** APPROXIMATELY 153 SQUARE METRES ***

A beautifully presented detached three bedroom house constructed in 2016 by the present vendors and has been successfully holiday let raising in an excess of £40,000 per annum. The property is located within the semi-rural village of Madron, with its associated amenities to include public house, church and primary school, and regular bus links to the former market town of Penzance. The property itself offers light and spacious accommodation to comprise of two en suite bedrooms and large landing on the first floor, of which both bedrooms enjoys distant sea views. On the ground floor there is a further double bedroom with separate shower room, spacious lounge with bi-fold doors leading out onto sun terrace, the lounge opens into the kitchen/dining room with integral appliances and separate utility room. The property is approached over a shared lane, leading to gravelled driveway with parking for several vehicles with garage and large gardens, mainly laid to lawn with areas of patio to the front and side of the house, and an enclosed courtyard to the rear.

Double glazed door with double glazed side panels into:

HALLWAY: Turned staircase with glass balustrade and oak hand rail rising, tiled floor, radiator, inset spotlights, doors to:

LOUNGE: 21' 4" x 13' 1" (6.50m x 3.99m) Tiled floor, double glazed window to rear, bi-fold doors to front onto patio, inset spotlights, radiator, TV and telephone points, feature wall mounted electric living flame fireplace to one wall. Lounge opens into the:

KITCHEN/DINING ROOM: 16' 3" x 11' 8" (4.95m x 3.56m) A frame ceiling, two sash windows to front, electrically operated skylights to both front and rear, radiator, tiled floor, TV point, range of base and wall units with granite worksurfaces, tiling and lighting over, double bowl ceramic sink unit, space for range cooker with extractor fan over and American style fridge/freezer, integral dishwasher, door into:

UTILITY ROOM: Gas boiler, base unit with worksurface over, one and a half bowl stainless steel sink unit, plumbing for washing machine and space for tumble dryer, inset spotlights, door and window to rear, radiator.

BEDROOM THREE: 13' 1" x 11' 7" (3.99m x 3.53m) Double glazed sash windows to front, radiator, inset spotlights.

SHOWER ROOM: Double glazed window to rear, tiled floor, WC, pedestal wash hand basin with illuminated mirror over, radiator, inset spotlights, walk in shower cubicle with mains shower, extractor fan.

FIRST FLOOR LANDING: Two skylights to rear and two to front, radiator, useful space for sofa/desk, doors to:

BEDROOM ONE: 19' 8" x 13' 2" (5.99m x 4.01m) Sash window to front with sea glimpses, radiator, two skylights, inset spotlights, TV point, walk in shelved wardrobes with radiator.

EN SUITE BATHROOM: Two skylights to rear, one to front, radiator, laminate floor, shelved recess, pedestal wash hand basin with illuminated vanity mirror over, WC, shaver point, free-standing bath, inset spotlights, mains fed shower cubicle, extractor fan.

BEDROOM TWO: 13' 1" x 12' 2" (3.99m x 3.71m) Sash windows to front enjoying views, TV point, radiator, inset spotlights. Door to:

EN SUITE: Light tunnel, laminated floor, pedestal wash hand basin, shaver point and illuminated vanity mirror over, radiator, WC, mains shower cubicle with extractor fan.

OUTSIDE: The property is approached over a shared lane leading to a five bar farmgate onto gravelled driveway with parking for several vehicles, which in turn leads to the:

GARAGE: 20' 9" x 10' 9" (6.32m x 3.28m) Double wooden doors, window to rear, power and light, vaulted roof with eaves storage.

Garden, to the side of the property is mainly laid to lawn with areas of patio. Garden backs onto open farmland and to the rear there is a fully enclosed drying area.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What Three Words" app: [///pumps.they.librarian](https://pumps.they.librarian)

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 good. The property is constructed of block 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.

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01736 360203

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