



Morotan, Blowing House Hill,
Ludgvan, Penzance, Cornwall,
TR20 8AW









MOROTAN, BLOWING HOUSE HILL, LUDGVAN, PENZANCE, CORNWALL, TR20 8AW

GUIDE PRICE £600,000 FREEHOLD

- * TWO/THREE BEDROOMS * RURAL SETTING * LARGE GARDENS *
- * ONE THIRD OF AN ACRE PADDOCK * TWO SEPARATE RECEPTION ROOMS *
- * GROUND FLOOR CLOAKROOM * SEA VIEWS * RANGE OF OUTBUILDINGS *
- * NO ONWARD CHAIN * OFF STREET PARKING FOR SEVERAL VEHICLES *
- * EPC = B * COUNCIL TAX BAND = D * APPROXIMATELY 87 SQUARE METRES *

A beautifully presented and much improved by the present vendors, two/three bedroom detached Cornish cottage, situated in a rural location and enjoying stunning views across open farmland towards St Michael's Mount and beyond. A particular feature of this delightful cottage are the gardens to the front with a range of outbuildings and there is one-third of an acre paddock to the rear suitable for a pony, farm stock or vegetables. The cottage itself is approached over a driveway with parking for several vehicles and the accommodation comprises of lounge with space for wood burner, separate dining room, kitchen and cloakroom on the ground floor. On the first floor there is a family bathroom and two double bedrooms, of which bedroom one could easily be split into two, both enjoying the views across the front garden towards St Michael's Mount. The property is double glazed, has solar panels and an air source heat pump. Offered for sale with no onward chain and having the aforementioned large gardens to the front with a range of outbuildings and a third of an acre paddock to the rear. Viewing of this property is highly recommended to fully appreciate it's current features and location.

UPVC double glazed stable door into:

HALLWAY: Radiator, tiled floor, stairs rising, door to:

LOUNGE: 14' 0" x 10' 11" (4.27m x 3.33m) UPVC double glazed window to front, with views across garden towards Mount's Bay, further window to rear, radiator, TV and telephone point, recess to one wall with slate hearth and flue for wood burner/open fireplace.

DINING ROOM: 13' 10" x 11' 2" (4.22m x 3.40m) Double glazed patio doors to front with the aforementioned views, window to rear, understairs storage cupboard. Dining room opens into:

KITCHEN: 11' 9" x 9' 8" (3.58m x 2.95m) Fitted with a range of base and wall units with wooden worksurfaces over, space for range cooker and washing machine, double glazed window to side with rural views, doors to outside and:

CLOAKROOM: Window to rear, WC, wash hand basin, hot water tank.

FIRST FLOOR LANDING: Window to rear, access to loft.

BEDROOM ONE: 14' 3" x 12' 3" (4.34m x 3.73m) Which could easily be divided into two. Double glazed window to front with views towards St Michael's Mount, window to rear, radiator.

BEDROOM TWO: 14' 9" x 8' 8" (4.50m x 2.64m) Double glazed window to front with views, radiator.

BATHROOM: Window to rear, radiator, bath with shower over, pedestal wash hand basin, WC, extraction unit.

OUTSIDE: The property is approached over a driveway with parking for several vehicles leading to a garage/carport and potting shed/greenhouse. The front south-facing gardens are mainly laid to lawn and enjoy the aforementioned views. To the rear of the cottage is a small courtyard with further wooden and granite shed. Steps from the rear courtyard lead to the paddock, which measures approximately one-third of an acre, laid to pasture with further gated access onto the lane and fully enclosed by established hedging.

The property is an EPC rating of B due to the fact there are solar panels, supplying electricity to the property and an air source heat pump, making it extremely efficient for a detached granite cottage.

SERVICES: Mains water, electricity and private drainage TBC

DIRECTIONS: Via "What Three Words" app: ///occupiers.cookers.correct

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband is available to the property (FTTC). We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a slate 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk