



Carvossa House, Lower Quarters,
Ludgvan, Cornwall, TR20 8EQ









CARVOSSA HOUSE, LOWER QUARTERS, LUDGVAN, CORNWALL, TR20 8EQ

GUIDE PRICE £325,000 FREEHOLD

- * FOUR BEDROOMS * FIRST FLOOR BATHROOM * THREE RECEPTION ROOMS ***
- * KITCHEN * PERIOD FEATURES * LARGE GARDENS TO REAR * OFF STREET PARKING ***
- * NO ONWARD CHAIN * POPULAR VILLAGE LOCATION ***
- * VIEWING HIGHLY RECOMMENDED * EPC = D * COUNCIL TAX BAND = C ***
- * APPROXIMATELY 141 SQUARE METRES ***

A mid terrace four bedroom granite house with off street parking and large gardens to the rear, situated in the popular village of Ludgvan and close the amenities of both the village itself and also Crowlas, giving easy access to the A30 and the beaches in Mount's Bay. The accommodation, in brief, comprises of three reception rooms and kitchen on the ground floor. On the first floor there are four bedrooms and bathroom with separate shower cubicle. To the rear of the property there is an outside toilet and workshop/tool store and large gardens, which are mainly laid to lawn, with area laid to patio and enclosed by established shrubs and plants with off-street parking for several vehicles to the rear. The property is double glazed and has solar panels, supplying hot water and electricity and is offered for sale with no onward chain. Viewing, to fully appreciate the spacious accommodation, is recommended.

UPVC double glazed door into:

OUTER HALLWAY: Dado rail, half glazed wooden door into:

MAIN HALL: Turned stairs rising, built in cupboard. Doors to:

LOUNGE: 12' 10" x 12' 6" (3.91m x 3.81m) Double glazed window to front, feature open fireplace to one wall, two wall lights.

DINING ROOM: 12' 7" x 12' 6" (3.84m x 3.81m) Double glazed window to front, picture rail, wood burner to one wall on slate hearth with period surround, two wall lights, night storage heater, door to:

KITCHEN: 11' 0" x 10' 6" (3.35m x 3.20m) Double glazed window to rear, tiled floor, beamed ceiling, built in cupboards with work surface over, one and a half bowl stainless steel sink unit, plumbing for washing machine and dishwasher, space for tumble dryer, double oven and hob, further door to:

REAR LOBBY: Double glazed door to rear, understairs storage cupboard, further door to:

BREAKFAST ROOM: 12' 0" x 10' 6" (3.66m x 3.20m) Double glazed window to rear, night storage heater wood floor, door then returns into main hall.

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

BEDROOM ONE: 12' 5" x 8' 1" (3.78m x 2.46m) Double glazed window to front with views towards St Michael's Mount, vanity wash hand basin, built in cupboard.

BEDROOM TWO: 12' 7" x 11' 0" (3.84m x 3.35m) Double glazed window to front with views, wash hand basin.

BEDROOM THREE: 11' 3" x 10' 5" (3.43m x 3.17m) Double glazed window to rear, wash hand basin, cupboard housing hot water tank.

BEDROOM FOUR: 12' 6" x 7' 8" (3.81m x 2.34m) Double glazed window to front with views, wash hand basin.

BATHROOM: Double glazed window to rear, bath, WC, wash hand basin, fully tiled shower cubicle, heated towel rail.

OUTSIDE: Large rear garden, laid to lawn with established tree and plant borders, raised patio, outside tap, two brick-built buildings, one being a WC and tool store/workshop, by the end of the garden is a five bar farm gate, giving parking for several vehicles.

GARAGE: In block opposite.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What Three Words" app: ///warned.waters.magnitude

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 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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