

Mead Villa, New Road, Newlyn,
Penzance, Cornwall, TR18 4PN

 **Marshall's**
ESTATE AGENTS









MEAD VILLA, NEW ROAD, NEWLYN, PENZANCE, CORNWALL, TR18 4PN

GUIDE PRICE £830,000 FREEHOLD

- * FOUR BEDROOMS * PANORAMIC SEA VIEWS OVER MOUNT'S BAY ***
- * LOUNGE * DINING ROOM * LIVING ROOM * THREE EN SUITE BEDROOMS ***
- * UTILITY ROOM * KITCHEN * CLOAKROOM * OFFICE ***
- * TWO BALCONIES * LANDSCAPED GARDENS * GAS CENTRAL HEATING ***
- * DOUBLE GLAZING * GOOD DECORATIVE ORDER THROUGHOUT ***
- * IDEAL FAMILY HOME * PRIME RESIDENTIAL POSITION ***
- * LOCATED OPPOSITE THE PROMENADE * GATED PLOT ***
- * EPC = D * COUNCIL TAX BAND = F * APPROXIMATELY 204 SQUARE METRES ***

A rare opportunity to acquire a superb home located in this sought-after location, having direct sea views over Mount's Bay, Newlyn Harbour and beyond. This frontline four/five bedroom detached family home, set in landscaped gardens with long driveway leading to double garage and further parking. The property has been well cared for by the present vendors and has spacious, well proportioned, versatile accommodation over two floors which really needs to be viewed internally to appreciate to the full. There are two balconies from the first floor, which again, take full advantage of the sweep of Mount's Bay. A particularly attractive feature are the large landscape gardens, which are walled with large lawned area, well stocked flower borders and good views from most areas. The secret walled entertaining garden has it's own covered seating and bar area, which is a real sun trap and catches the evening sun. New Road is a prime position, between Penzance and Newlyn, being front line and taking full advantage of the sweep of Mount's Bay. Due to the rarity of properties such as this coming to the market, we recommend an early appointment.

ENTRANCE PORCH: Door to:

ENTRANCE HALL: Storage cupboard, telephone point, stairs rising, doors to:

CLOAKROOM: 6' 2" x 5' 6" (1.88m x 1.68m) Coloured suite comprising low level w.c., pedestal wash hand basin, opaque UPVC window, radiator.

LIVING ROOM: 15' 7" x 11' 10" (4.75m x 3.61m) UPVC double glazed window with uninterrupted sea views to Newlyn Harbour, St Michael's Mount and beyond, TV point, feature fireplace. Door to:

LOUNGE: 21' 4" x 14' 10" (6.50m x 4.52m) Two UPVC double glazed windows, sunken area, integrated speaker system, three radiators, UPVC double glazed patio doors to sun terrace with views towards Newlyn Harbour, Mount's Bay and beyond.

From entrance hall, door to:

DINING ROOM: 15' 7" x 9' 0" (4.75m x 2.74m) UPVC double glazed bay window with lovely sea views over Mount's Bay and Newlyn Green, laminated flooring, radiator. Door to:

KITCHEN 13' 3" x 9' 0" (4.04m x 2.74m) Stainless steel inset one and a half bowl sink unit with cupboards below, extensive range of base and wall units, worksurfaces and power points, UPVC double glazed window overlooking rear garden, integrated fridge, space for free standing cooker, extractor fan, space for dishwasher, laminated flooring.

UTILITY ROOM: 11' 2" x 9' 1" (3.40m x 2.77m) UPVC double glazed window, stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, plumbing for washing machine, space for fridge/freezer, combi gas central heating boiler. UPVC double glazed door to rear garden. Access to:

USEFUL STORAGE ROOM: 9' 1" x 6' 7" (2.77m x 2.01m) Door to:

BEDROOM TWO: 10' 9" x 9' 1" (3.28m x 2.77m) UPVC double glazed window with lovely sea views over Mount's Bay and beyond, built in cupboard, radiator.

NB: The storage room and bedroom two were the former garage and this could be used for a variety of uses, subject to any necessary planning permissions.

OFFICE: 11' 6" x 6' 5" (3.51m x 1.96m) UPVC window to the side, phone point, radiator.

MAIN BEDROOM: 14' 10" x 11' 6" (4.52m x 3.51m) UPVC double glazed window to side, radiator.

EN SUITE BATHROOM: Coloured suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level WC, electric towel rail.

DRESSING ROOM/SHOWER ROOM: Built in wardrobe, double size shower cubicle, large walk in storage cupboard, column radiator, UPVC door to rear garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Fire mantle surround.

BEDROOM THREE: 18' 3" x 11' 10" (5.56m x 3.61m) Panoramic sea views over Mount's Bay, Newlyn Harbour, St Michael's Mount and beyond, spacious room, UPVC double glazed window, vaulted ceiling, TV point, radiator.

INNER HALLWAY: Panoramic sea views over Mount's Bay, patio doors leading onto:

BALCONY: 9' 1" x 6' 5" (2.77m x 1.96m) Taking full advantage of the views of Mount's Bay.

EN SUITE SHOWER ROOM: White suite comprising shower cubicle, vanity unit with wash hand basin and storage below, low level WC, UPVC double glazed opaque window, radiator.

BEDROOM FOUR: 14' 11" x 12' 0" (4.55m x 3.66m) UPVC double glazed window taking the full sweep of Mount's Bay, the green and the landscaped gardens below, TV point, radiator. Opening to:

DRESSING ROOM/BEDROOM/SNUG: 16' 11" x 9' 10" (5.16m x 3.00m) Lovely sea views over Mount's Bay and beyond, built in wardrobe, radiator, UPVC double glazed patio doors to:

BALCONY: 9' 10" x 6' 0" approximately (3.00m x 1.83m) Taking the full sweep of Mount's Bay, Newlyn Harbour, the green and landscaped gardens below.

EN SUITE BATHROOM: Comprising panelled bath with mixer tap and shower attachment, separate shower cubicle, low level WC, pedestal wash hand basin, opaque UPVC double glazed window.

OUTSIDE: The property stands in large landscaped gardens which are predominately to the front of the property, taking full advantage of the sweep of Mount's Bay to St Michael's Mount, Newlyn Harbour and beyond. There is a long lawned area with attractive flower borders, bricked paved driveway with ample parking, turning area leading to:

DOUBLE GARAGE: Electric door, power and light

To the side of the garage there is a private enclosed secret garden with entertaining area, covered seating and bar, being of a westerly direction, so taking full advantage of the setting sun. To the front of the property there is a raised terraced, again taking full advantage of the views. There is side access leading to rear garden, which again has been landscaped, being mainly laid to lawn with mature trees and shrubs, which creates a good degree of privacy, large patio area, pagoda, further terraced area, block built workshop with power and light, greenhouse, patio BBQ area, power point, cold tap.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed over 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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Mousehole
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Camborne
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Hayle
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Lettings
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