



Cragside, Mount Prospect Terrace,
Newlyn, Cornwall, TR18 5QF



Marshall's

ESTATE AGENTS







CRAGSIDE, MOUNT PROSPECT TERRACE, NEWLYN, CORNWALL, TR18 5QF

GUIDE PRICE £725,000 FREEHOLD

- * LIGHT & SPACIOUS THREE BEDROOM DETACHED BUNGALOW ***
- * GARDEN WITH PATIO AREAS & DECKED AREA* SUMMERHOUSE ***
- * EXTRA GARDEN/SMALL PADDOCKS * GARAGE * CAR PORT ***
- * PARKING SPACE, PLUS DRIVEWAY PARKING * TWO WORKSHOP AREAS ***
- * LIVING ROOM WITH FEATURE WOOD BURNER * CONSERVATORY/DINING AREA ***
- * GOOD SIZE KITCHEN/DINER* UTILITY ROOM* DOWNSTAIRS CLOAKROOM ***
- * THREE DOUBLE GOOD SIZE BEDROOMS ***
- * EASY ACCESS TO ALL THE AMENITIES OF NEWLYN, PROMENADE & SEAFRONT***
- * FIVE MINUTE DRIVE FROM PENZANCE * EPC = E * COUNCIL TAX BAND = E ***
- * APPROXIMATELY 197 SQUARE METRES ***

A three-bedroom detached bungalow set in good size grounds with summerhouse, ample parking, garage and two workshop areas.

This beautiful home has been in the same family for over 50 years. Set in a convenient position with views onto the trees it is tucked away in a private position, close to the village of Newlyn and Penzance town. Close to the harbour, shops, Promenade and beaches.

Marazion and Mousehole are within a short distance.

The surrounding grounds are mature and well-tended, with various trees and shrubs. Patio and decked area which attract the sun and a lovely summerhouse to entertain family and friends. There are two small paddocks to the side of the property to give you that extra privacy.

There is a garage and two good sized workshops located under the house.

A further car port, parking space and ample driveway parking.

The accommodation comprises of:

A light and spacious living room with a newly fitted wood burner with views to the patio area.

The hallway/diner leads to the conservatory with lovely views to the river and the church.

The kitchen/diner is a good size. Separate utility room.

There is a bedroom, cloakroom and study on this level.

Upstairs there is the main bedroom with sea glimpses with its own dressing room and ample wardrobes. A good size family shower room and further bedroom.

To view this wonderful home call us now on 01736 360203.

WOODEN FRONT DOOR INTO:

HALLWAY/DINING ROOM: 28' 5" x 9' 1" (8.66m x 2.77m) Air source heating, three UPVC bay windows with slate windowsills, wooden floor, motion sensor, arched window light with shelving, thermostat, double doors into:

CONSERVATORY: 12' 1" x 9' 1" (3.68m x 2.77m) UPVC windows overlooking the stream and old church, glass roof, tiled floor.

KITCHEN: 16' 11" x 12' 5" (5.16m x 3.78m) UPVC picture window overlooking the garden, range of base and wall mounted units, induction Zanussi hob, extractor fan, fitted oven, ceramic 1 ½ bowl sink and drainer, space for dishwasher, space for double fridge freezer, solid wood worktops, wood floor, thermostat.

LIVING ROOM: 15' 0" x 12' 10" (4.57m x 3.91m) UPVC window and patio doors onto decked area, aerial point, feature wood burner with tiled hearth.

UTILITY ROOM: Opaque UPVC window, air source heating system, space and plumbing for washing machine and tumble dryer, shelved, fuse box, electric meter, tiled floor,

HALLWAY: 16' 4" x 7' 5" (4.98m x 2.26m) Air source heater, UPVC door leading onto garden, stairs leading to 1st floor.

BEDROOM TWO / SECOND RECEPTION: 12' 10" x 12' 3" (3.91m x 3.73m) Aluminium window overlooking the side garden, UPVC window and door leading onto patio, electric wall panel heater,

CLOAKROOM: 7' 4" x 4' 5" (2.24m x 1.35m) UPVC window, vanity wash hand basin with storage under, low level w,c, electric wall panel heater, laminate floor.

OFFICE/STUDY: 12' 5" x 6' 1" (3.78m x 1.85m) Aluminium window overlooking the decked area, UPVC window, phone point.

STAIRS AND LANDING: Large eaves storage.

CLOAKROOM: Wash hand basin, low level W.C.

BEDROOM ONE: 17' 3" x 14' 8" (5.26m x 4.47m) Three built in wardrobes housing hot water cylinder, large eaves storage, aerial point.

DRESSING ROOM: 21' 10" x 5' 11" (6.65m x 1.80m) Velux window with sea views and views towards the church.

FAMILY BATHROOM: 13' 7" x 6' 8" (4.14m x 2.03m) Large walk in shower cubicle with 'aqualisa' electric shower, two pedestal wash hand basins, column radiator, shelved storage area, vinyl floor.

BEDROOM THREE: 13' 0" x 8' 5" (3.96m x 2.57m) Aluminium window overlooking rear garden and summer house, two large eaves storage areas, electric radiator, loft hatch (insulated).

OUTSIDE: There is a long driveway to the front of the property leading to:

GARAGE: Electric up and over door, power and light.

To the front of the property there are landscaped gardens with various trees, plants and shrubs and two large workshop areas. There is a side garden which is enclosed by block walling with mature plants and shrubs, a decking area with summerhouse overlooking trees and a further patio area with a similar outlook. There is a gravelled area with storage shed, a path down to small enclosed paddock areas. There is a wood store, carport with parking for one vehicle an outside tap and bin store.

SERVICES: Mains water, electricity and drainage. Air source heat pump.

AGENTS NOTE: We understand from Openreach.com there Ultrafast Full Fibre Broadband (FTTP) should be available to the property. The property is constructed of block under a tiled roof. We checked the phone signal with Vodafone which was good.

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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