



Fir Croft, Perran Downs,  
Goldsithney, Cornwall, TR20 9HG















**FIR CROFT, PERRAN DOWNS, GOLDSITHNEY, CORNWALL, TR20 9HG**

**GUIDE PRICE £625,000**

**\* FOUR BEDROOMS \* LIVING ROOM \* KITCHEN/FAMILY ROOM \***

**\* STUDY/BEDROOM FIVE \* GOOD DECORATIVE ORDER THROUGHOUT \* IDEAL FAMILY HOME**

**\* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \***

**\* GARDEN \* DOUBLE GARAGE WITH WORKSHOP \***

**\* SOUGHT-AFTER LOCATION \* WITHIN CLOSE PROXIMITY TO GOLDSITHNEY \***

**\* WITHIN THE CATCHMENT AREA OF THE RENOWNED ST HILARY SCHOOL \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC = D \* COUNCIL TAX BAND = C \* APPROXIMATELY 178 SQUARE METRES \***

Much sought after location for this beautifully presented four bedrooms detached house, along a quiet lane with private enclosed landscaped gardens, walled vegetable garden, summer house and greenhouse. The property has spacious versatile accommodation which the present vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full. Perran Downs is a popular hamlet just in the outskirts of Goldsithney, which has a good local community with access to a variety of amenities and within the catchment area of the renowned St Hilary School.

**FRONT PORCH:** Tiled floor, radiator.

**HALLWAY:** Understairs shelving, storage, laminated floor, radiator.

**OPEN PLAN KITCHEN/DINER:** 20' 3" x 19' 1" (6.17m x 5.82m) Twin bowl ceramic sinks with cupboards below, extensive range of bespoke base units with solid wood worksurfaces over, central work station with four ring hob and extractor hood over, shelving, two UPVC double glazed windows, double Bosch oven, space for upright fridge/freezer.

**UTILITY ROOM:** 7' 5" x 7' 1" (2.26m x 2.16m) Space and plumbing for washing machine and dishwasher, boiler, tiled flooring, UPVC double glazed window, broadband point and UPVC double glazed door to garden.

**LIVING ROOM:** 20' 1" x 13' 2" (6.12m x 4.01m) Multi fuel burner, UPVC double glazed window, laminated flooring, TV point, patio doors leading to:

**CONSERVATORY:** 18' 10" x 10' 8" (5.74m x 3.25m) UPVC double glazed patio door with views over landscaped gardens, tiled flooring.

**WETROOM:** White suite comprising shower cubicle, low level WC, opaque UPVC double glazed window, radiator.

**BEDROOM ONE:** 13' 5" x 10' 10" (4.09m x 3.30m)  
Range of fitted wardrobes, radiator, patio doors to front.

**EN SUITE BATHROOM:** White suite comprising panelled bath with chrome mixer tap and shower attachment, vanity wash hand basin with storage below, low level WC, extractor fan, laminated flooring, column style radiator.

**BEDROOM TWO:** 16' 7" x 14' 2" (5.05m x 4.32m) Built in wardrobes, UPVC double glazed window, radiator.

**EN SUITE SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level WC, shower area, extractor fan, tiled flooring, opaque UPVC double glazed window, radiator.

**BEDROOM FIVE/STUDY:** 9' 11" x 6' 11" (3.02m x 2.11m) UPVC double glazed window overlooking rear gardens, telephone point, radiator.

Stairs from kitchen to:

**FIRST FLOOR LANDING:** Large range of built in wardrobes with eaves storage behind, glass and wood banister.

**BEDROOM THREE:** 19' 1" x 13' 11" (5.82m x 4.24m) UPVC tilt and turn window, further Velux window, radiator.

**BEDROOM FOUR:** 27' 3" x 19' 1" (8.31m x 5.82m) UPVC tilt and turn window, wooden Velux window, further double glazed window, built in wardrobes, TV point, partial carpeted and partial laminated flooring, two radiators.

**SHOWER ROOM:** White suite comprising shower cubicle with glass screen, electric shower, pedestal wash hand basin, low level WC, UPVC double glazed Velux window, towel radiator.

**OUTSIDE:** The gardens have been landscaped to a high standard and are a special feature of the property. Tarmacadam path to rear and side with wooden gate to side, ramp into patio area, outside lighting, wooden shed, plants and shrubs.

**SUMMER HOUSE:** With power and light.

To the side of the property there is a concrete path, raised beds for vegetable patch, gravelled chippings, path to front and back, outside tap, two greenhouses.

**GARAGE:** 25' 2" x 20' 8" (7.67m x 6.30m) Double glazed windows, concrete painted floor, up and over door, power and light, side door to rear garden.

To the front there is tarmacadam driveway with parking for two cars.

Side access to to rear with tarmacadam driveway with parking for two cars.

**SERVICES:** Mains water, electricity, oil tank and drainage. Oil central heating.

**DIRECTIONS:** Via "What3Words" app: ///cost.education.dockers

**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 fair. 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
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Lettings  
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