



St Nicholas Casa, Manor Farm  
Close, Goldsithney, Cornwall,  
TR20 9JW









**ST NICHOLAS CASA, MANOR FARM CLOSE, GOLDSITHNEY, CORNWALL, TR20 9JW**

**GUIDE PRICE £395,000 FREEHOLD**

- \* THREE BEDROOMS \* FIRST FLOOR BATHROOM \* LOUNGE \***
- \* WELL EQUIPPED KITCHEN/DINER \* GROUND FLOOR SHOWER ROOM \***
- \* DOUBLE GLAZING \* LPG CENTRAL HEATING \***
- \* SPACIOUS ACCOMMODATION THROUGHOUT \* AMPLE PARKING \***
- \* LARGE LOFT SPACE \* FRONT AND REAR GARDENS \***
- \* EPC = C \* COUNCIL TAX BAND = D \* APPROXIMATELY 82 SQUARE METRES \***

This beautifully presented three bedroom detached modern family home enjoys ample parking and front and rear gardens and is located in the heart of this popular village within the catchment area of St Hilary primary school and close to the beaches of Perranuthnoe and Marazion. The present vendor had the property built and offers spacious accommodation throughout, including a large loft room. For those looking for a family home within a popular village, an early viewing is essential.

Double glazed door to:

**HALLWAY:** With stair case rising, understairs storage cupboard.

**SHOWER ROOM:** 5' 9" x 4' 8" (1.75m x 1.42m) Opaque double glazed window to the front, shower cubicle, vanity sink with storage under, low level WC, extractor fan, complementary tiling.

**LOUNGE:** Double glazed window to the rear.

**KITCHEN/DINER:** Double glazed window to the front, double glazed patio doors to the rear, superb range of base and wall mounted cupboards with stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated dishwasher, electric oven and hob with stainless steel extractor hood, space for the fridge/freezer, integrated washing machine, complementary tiling, wall mounted LPG boiler (concealed behind a unit).

**FIRST FLOOR LANDING:** With opaque double glazed window to the front, radiator, spiral staircase ascending.

**BEDROOM ONE:** 11' 10" x 11' 2" (3.61m x 3.40m) Double glazed window to the front, radiator.

**BEDROOM TWO:** 13' 4" x 9' 6" (4.06m x 2.90m) Double glazed window to the rear, radiator.

**BEDROOM THREE:** 11' 6" x 7' 7" (3.51m x 2.31m) Double glazed window to the front, radiator.

**BATHROOM:** White suite comprising P shape bath with shower attachment and screen, low level WC, vanity sink unit with storage under, opaque double glazed window to the rear, heated towel rail, extractor fan.

**SECOND FLOOR LOFT ROOM:** 25' 3" x 12' 3" (7.70m x 3.73m) With eave storage, restricted head room to the eaves.

**OUTSIDE:** To the front of the property gated entrance leads to ample parking space, garden to the front is laid to lawn, the rear is paved and gravelled for ease of maintenance with fence and hedge surround.

**AGENTS NOTE:** We understand from OpenReach website that Superfast Fibre Broadband might be available to the property (FTTC). We tested the phone signal for EE which was good. The property is built of cavity block, granite-faced under a tiled roof.

**SERVICES:** Mains water, electricity, drainage and gas bottles.

**DIRECTIONS:** Via What3Words: ///chainsaw.picked.extension

**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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