

An aerial photograph of a rural landscape. In the foreground, there are large green fields and a road with a few cars. In the middle ground, there are several houses and more fields. In the background, there is a large body of water, likely a lake or reservoir, under a blue sky with some clouds.

Maravel Cottage, Chiverton Gate,  
Rosudgeon, Cornwall, TR20 9PN

















**MARAVEL COTTAGE, CHIVERTON GATE, ROSUDGEON, CORNWALL, TR20 9PN**

**GUIDE PRICE £600,000 FREEHOLD**

**\* NO CHAIN \* FOUR BEDROOM HOME ON A LARGE PLOT SET BACK FROM THE ROAD**

**\* 1900'S WITH 1930'S EXTENSION \* GARAGE AND PARKING \***

**\* LARGE PLOT & GARDENS WITH POTENTIAL \***

**\* 1930'S ART DECO OUTBUILDING WITH STAINED GLASS WINDOWS \* GREENHOUSE \***

**\* PATIO AREA \* POND \* LIVING ROOM WITH ORIGINAL FEATURE FIREPLACE \***

**\* 2ND LIVING ROOM \* MODERN KITCHEN/DINER WITH STONE WORKTOPS \***

**\* FAMILY BATHROOM WITH FREE STANDING BATH \* SEPARATE SHOWER ROOM/WET ROOM**

**\* TWO EN-SUITE BEDROOMS AND TWO FURTHER BEDROOMS \***

**\* EASY ACCESS TO HELSTON, MARAZION, PENZANCE, THE BEACHES AND ALL ROUTES \***

**\* EPC = F \* COUNCIL TAX BAND = D \* APPROXIMATELY 197 SQUARE METRES \***

This four bedroom cottage offers spacious accommodation throughout retaining many original features, two bedrooms enjoying ensuite bath and shower rooms. Outside there is a mature garden, garage and parking. Located within easy reach of the beaches at Perranuthnoe and Praa Sands, a short drive from Marazion, Penzance and Helston. An early viewing is essential to appreciate to the full.

**LIVING ROOM:** 19' 8" x 15' 9" (5.99m x 4.80m) Double glazed wooden bay window, original 1930's feature deco fireplace, gas fire, two radiators, TV point, picture rail.

**RECEPTION ROOM:** 18' 12" x 6' 0" (5.79m x 1.83m) Double glazed bay window, feature brick fireplace with wooden mantle and inset wood burner, TV point, radiator.

**KITCHEN DINER:** 19' 8" x 9' 11" (5.99m x 3.02m) Double glazed window to the front, exposed beams, modern kitchen, solid stone worktops, range of base and wall units, built in 'Bosch' microwave, 'AEG' fitted double oven, stainless steel sink and drainer, space and plumbing for dishwasher, wooden floor throughout, part panelled wall, carbon monoxide alarm, smoke alarm.

**CLOAKROOM:** 6' 0" x 2' 6" (1.83m x 0.76m) UPVC window, low level W.C, vanity wash hand basin with storage under, vinyl floor, 'Dimplex' electric heater, wooden door to rear porch.

**UTILITY ROOM:** 5' 4" x 5' 3" (1.63m x 1.60m) Wooden window, vinyl floor, door to rear.

**BEDROOM ONE:** 18' 12" x 6' 0" (5.79m x 1.83m) Wooden double glazed window overlooking the rear gardens, radiator.

**EN SUITE SHOWER ROOM:** 5' 3" x 4' 10" (1.60m x 1.47m) Corner shower cubicle with sliding screens and 'Mira' electric shower, vanity wash hand basin with storage under, low level W.C, column radiator, extractor fan.

**BEDROOM TWO/OFFICE:** 10' 10" x 8' 1" (3.30m x 2.46m) Wood double glazed window, radiator.

**BEDROOM THREE:** 15' 10" x 15' 5" (4.83m x 4.70m) Exposed beams, double glazed wooden window to the front, built in wardrobes, radiator.

**EN SUITE BATHROOM:** 6' 2" x 5' 0" (1.88m x 1.52m) White suite comprising bath with glass screen and 'Mira' electric shower, bidet, pedestal wash hand basin, low level W.C., shaver point and light, extractor fan.

**BEDROOM FOUR** 10' 0" x 9' 0" (3.05m x 2.74m) Double glazed wooden window overlooking the front garden, wooden floor, radiator, built in wardrobe, access to loft.

**BATHROOM:** 7' 9" x 6' 4" (2.36m x 1.93m) Opaque UPVC window, free standing bath with mixer tap shower, vanity

wash hand basin with stone surround, low level W.C., large airing cupboard housing water tank, column radiator, vinyl floor, shaver socket and light.

**WET ROOM:** 5' 0" x 4' 5" (1.52m x 1.35m) Two UPVC windows, tiled. 'Mira' electric shower, column radiator, vinyl floor.

**OUTSIDE:** There is a large garden to the front which is fenced and laid to lawn with established trees and shrubs, crazy paved pathway with paved area, hedge for privacy, two ponds, various areas, greenhouse. To the rear there is a covered courtyard area, covered storage, two sheds, established shrubs, trees and plants, original coal shed, access gate to next door, access gate to the rear, BBQ area, outside tap.

**GARAGE:** Up and over door, concrete floor, Calor gas tank.

**ART DECO OUTHOUSE:** Original stained glass windows throughout, teepee style roof.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of block under a slate 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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