



3 Treverven Cottages, St. Buryan,
Penzance, Cornwall, TR19 6DL



Marshall's
ESTATE AGENTS







3 TREVERVEN COTTAGES, ST. BURYAN, PENZANCE, CORNWALL, TR19 6DL

GUIDE PRICE £375,000 FREEHOLD

*** THREE BEDROOMS * GROUND FLOOR CLOAKROOM * TWO RECEPTION ROOMS ***

*** KITCHEN/DINING ROOM * CHARACTER FEATURES ***

*** ESTABLISHED COTTAGE STYLE GARDENS * SEMI RURAL LOCATION ***

*** EPC = F * COUNCIL TAX BAND = B * APPROXIMATELY 87 SQUARE METRES ***

A beautifully presented and extended semi detached granite cottage with established cottage style gardens bordered by a stream and situated in a rural location between the villages of St Buryan and Treen. The cottage consists of lounge, sun room, kitchen/dining room with bathroom and utility cupboard on the ground floor. The first floor accommodation is accessed via two staircases and comprises of three bedrooms. The house is double glazed and electric heated. A particular feature of the cottage are the established gardens to the front, which has areas of patio and bordered by a stream with block built storage shed/logs store. The cottage retains some traditional features and viewing is recommended.

Double glazed front door leading into:

ENTRANCE HALL: Stairs rising, electric heater, door leading out to garden, further doors to:

SUN ROOM: 12' 1" x 7' 8" (3.68m x 2.34m) French doors open out into the garden with windows to either side with views over surrounding woodland.

LOUNGE: 12' 5" x 11' 9" (3.78m x 3.58m) Sliding patio doors opening on to a paved sitting area, beamed ceiling, night storage heater, double doors opening into the:

KITCHEN/DINING ROOM: 11' 7" x 9' 5" (3.53m x 2.87m) Window to front with views over the garden, range of kitchen units with rolltop worksurfaces over, double stainless steel sink with mixer tap, space for fridge/freezer, electric cooker, beamed ceiling, stairs rising:

Door into:

LOBBY: Double glazed door into garden, storage cupboard with space for washing machine, door to:

BATHROOM: Window to front, panelled bath with tiling surround and shower over, wash hand basin, WC.

Stairs rising from the kitchen to:

FIRST FLOOR LANDING: Loft access, over stairs cupboard housing hot water tank, window to rear, door to:

BEDROOM ONE: 12' 1" x 7' 4" (3.68m x 2.24m) Window to front with views over the garden and surrounding woodlands, fireplace with granite surround (not used) with wood mantle over, storage area, beamed ceiling.

Stairs from main hallway lead to:

FURTHER LANDING: Doors to:

BEDROOM TWO: 12' 4" x 9' 1" (3.76m x 2.77m) Double glazed window to front with views over garden.

BEDROOM THREE: 9' 1" x 6' 4" (2.77m x 1.93m) Double glazed window to front, storage area.

OUTSIDE: To the front of the garden is an attractive mature cottage style garden with an array of established plants and shrubs with paved pathways, a variety of flower beds and raised patio areas, all bordered by a stream with granite built outhouse/wood store. To the rear the property is approached via a gated access with steps leading down to the main door, pathway leading alongside, giving access to the front garden.

SERVICES: Mains water, electricity, private drainage.

DIRECTIONS: Via "What3Words" app: ///verge.huts.stutter

AGENTS NOTE: We understand that Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was poor. The property is constructed of granite 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



www.marshallspz.co.uk