



Chynoweth, Tredinnick, Newmill,  
Penzance, Cornwall, TR20 8XT









**CHYNOWETH, TREDINNICK, NEWMILL, PENZANCE, CORNWALL, TR20 8XT**

**GUIDE PRICE £650,000 FREEHOLD**

\* DETACHED THREE BEDROOM HOME SET IN APPROX 1/3 ACRES IN THIS SEMI-RURAL LOCATION \*

\* FAR REACHING AND SURROUNDING COUNTRYSIDE AND SEA VIEWS FROM ALL WINDOWS \*

\* SEPARATE BARN IDEAL FOR RENOVATION (SUBJECT TO ANY NECESSARY PLANNING PERMISSIONS) \*

\* OIL CENTRAL HEATING \* DOUBLE GLAZING \* NO CHAIN \*

\* SURROUNDING GARDENS, WITH ORCHARD & JACUZZI \*

\* TWO RECEPTION ROOMS WITH MULTIFUEL BURNER AND OPEN FIRE \*

\* UTILITY ROOM \* UPSTAIRS CLOAKROOM \* FAMILY BATHROOM \* WOODEN FLOORS \*

\* AMPLE PARKING \* EPC = D \* COUNCIL TAX BAND = D \*

\* APPROXIMATELY 130 SQUARE METRES \*

A well presented three bedroom detached family home, located in a sought-after rural location with far reaching views across surrounding countryside to Mount's Bay. Set in approximately 1/3 of an acre of gardens with orchard and far reaching views. The property has spacious accommodation over two floors which would make an ideal family home, being offered for sale in good decorative order, which really needs to be viewed internally to appreciate to the full. The gardens are a particularly attractive feature, offering a good degree of privacy and open outlook. There is a gravelled parking and turning area and due to the popularity of properties such as this, we recommend an early appointment.

**ENTRANCE PORCH:** Door to:

**LIVING ROOM:** 19' 7" x 14' 1" (5.97m x 4.29m) Feature open fireplace, tiled flooring, wall lights, dado rail, storage cupboard, double glazed windows overlooking gardens and surrounding countryside, radiator. Double doors to:

**LOUNGE:** 14' 10" x 14' 1" (4.52m x 4.29m) Open fireplace with log burner, tiled flooring, double glazed window overlooking gardens, countryside and beyond, dado rail, radiator.

**KITCHEN:** 11' 4" x 9' 1" (3.45m x 2.77m) Inset one and a half bowl sink unit with cupboards below, range of fitted wall and base units, UPVC double glazed window, radiator, arch to:

**BREAKFAST ROOM/UTILITY ROOM:** 11' 5" x 7' 6" (3.48m x 2.29m) UPVC double glazed window, tiled flooring, oil fired central heating boiler.

**BATHROOM:** White suite comprising panelled bath, pedestal wash hand basin, low level WC, tiled shower cubicle, double glazed windows, radiator.

Stairs from living room to:

**FIRST FLOOR LANDING**

**CLOAKROOM:** White suite comprising low level WC, wash hand basin.

**BEDROOM ONE:** 14' 6" x 14' 1" (4.42m x 4.29m) UPVC double glazed window with far reaching views over surrounding countryside, exposed floorboards, dado rail, radiator.

**BEDROOM TWO:** 10' 9" x 9' 5" (3.28m x 2.87m) Double aspect room with views over surrounding countryside, exposed floorboards, shelved recess, radiator.

**BEDROOM THREE:** 9' 11" x 7' 10" (3.02m x 2.39m) UPVC double glazed window with lovely views across

surrounding countryside and beyond, exposed floorboards, radiator.

**OUTSIDE:** The property stands in approximately 1/3 of an acre of gardens laid to lawn with far reaching views across surrounding countryside with jacuzzi, garden shed, greenhouse, access to:

**DETACHED BARN:** ?Ideal for storage or similar, subject to any necessary planning permissions.

**SERVICES:** Mains water, electricity, private drainage, oil central heating, propane gas for cooking.

**ANGETS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property.

**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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