



Penvilla, Lower Boscaswell,
Penzance, Cornwall, TR19 7EH







PENVILLA, LOWER BOSCASWELL, PENZANCE, CORNWALL, TR19 7EH

GUIDE PRICE £475,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * FAMILY BATHROOM * SEPARATE CLOAKROOM ***

*** RECENTLY REFITTED KITCHEN/BREAKFAST ROOM * LOUNGE/DINING ROOM ***

*** WOOD BURNER * SEA VIEWS * FRONT AND REAR GARDENS * WORKSHOP ***

*** OFF STREET PARKING FOR SEVERAL VEHICLES ***

*** EPC = E * COUNCIL TAX BAND = D ***

A nicely presented and much improved, detached, three bedroom, granite, former farm house with gardens and parking to both the front and rear and attached workshop. The reverse level accommodation comprises of three bedrooms and family bathroom on the ground floor, open plan lounge/dining room with wood burner and kitchen/breakfast room and cloakroom on the first floor. Views across the coast are enjoyed from the first floor and the property is gas centrally heated and double glazed throughout. Boscaswell is a small village situated on the outskirts of the larger village of Pendeen with all its associated amenities such as village store, public house and primary school. The property is situated next to the Southwest Coastal Path and the northern coast of the Penwith Peninsula.

Double glazed door into:

HALLWAY: Radiator, inset spotlights, shelved cupboards, stairs rising, door to rear, further doors to:

BEDROOM ONE: 11' 7" x 10' 0" (3.53m x 3.05m) Double glazed window to front, inset spotlights, radiator, built in mirror door wardrobe to one wall.

BEDROOM TWO: 13' 8" x 9' 8" (4.17m x 2.95m) Double glazed window to front, inset spotlights, radiator.

BEDROOM THREE: 11' 6" x 7' 4" (3.51m x 2.24m) Double glazed window to rear, radiator.

BATHROOM: Double glazed window to side, radiator, fully tiled walls and floor, vanity wash hand basin, WC, bath with mains shower over, extraction fan inset spotlights.

FIRST FLOOR:

OPEN PLAN LIVING ROOM: 26' 11" x 14' 6" (8.20m x 4.42m) Vaulted open beam ceiling, three double glazed windows to front, wood burner, two radiators, shelved recess to one wall, lounge opens into the:

KITCHEN/BREAKFAST ROOM: 13' 5" x 11' 9" (4.09m x 3.58m) Double glazed window to rear enjoying sea views, base units with worksurfaces over, single drainer stainless steel sink unit, plumbing for washing machine and space for fridge/freezer, built in induction hob with extractor over, integral oven, inset spotlights, access to loft, door to:

CLOAKROOM: WC, wash hand basin, double glazed window to side, extractor fan.

OUTSIDE: To the front of the property is a garden, enclosed by granite wall into the:

ATTACHED BLOCK/GRANITE BUILT WORKSHOP:

To the rear of the property there is parking for several vehicles, wooden shed, garden laid to lawn enclosed by granite hedging.

SERVICES: Mains water, drainage, electricity.

DIRECTIONS: Via "What3Words" app: [///earl.stylists.slipped](https://www.what3words.com/earl.stylists.slipped)

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite 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
01736 756627

Lettings
01736 366778



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