



High Point, Gurnick Estate,  
Newlyn, Cornwall, TR18 5DU

















**HIGH POINT, GURNICK ESTATE, NEWLYN, CORNWALL, TR18 5DU**

**GUIDE PRICE £650,000 FREEHOLD**

**\* FOUR BEDROOMS \* LOUNGE/DINING ROOM \* KITCHEN \* BATHROOM \* CLOAKROOM \***

**\* CENTRAL HEATING \* UPVC DOUBLE GLAZING \* SOLAR PANELS \***

**\* SET IN APPROXIMATELY 1/4 OF AN ACRE \***

**\* LOVELY PANORAMIC SEA VIEWS OVER MOUNTS BAY AND BEYOND \***

**\* INTEGRAL GARAGE WITH ELECTRIC DOOR \* UPDATING REQUIRED \***

**\* IDEAL FAMILY HOME \* SOUGHT AFTER LOCATION \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC= TBC \* COUNCIL TAX BAND = E \***

Panoramic sea views across Mount's Bay, Newlyn Harbour, St Michael's Mount and beyond from this spacious four bedroom detached, split-level bungalow, set in approximately 1/4 of an acre of landscaped terraced gardens which takes full advantage of the sea views across Mount's Bay and offering a good degree of seclusion. The property has been used as a family home and was granted planning permission in 1965 and built a short time after REF WI/65/P/20222X, although now in need of updating, the property needs to be viewed internally to appreciate the full potential. The grounds are a particularly attractive feature, being lawned with raised terrace and a range of well stocked flower borders. There is a tarmac driveway and parking area leading to an integral garage with electric up and over door. Gurnick Estate is a popular area within Newlyn, just off Chywoone Hill, with easy access to most amenities. Due to the popularity of properties such as this, we recommend an early appointment.

**ENTRANCE PORCH:** With door to:

**ENTRANCE HALL:** Two accesses to roof space, two radiators.

**CLOAKROOM:** White suite comprising pedestal wash hand basin, low level WC, built in airing cupboard housing hot water cylinder, radiator.

**LOUNGE/DINING ROOM:** 20' 1" narrowing to 11' 2" x 19' 6" (6.12m narrowing to 3.40m x 5.94m) (L shaped) UPVC double glazed picture window with lovely panoramic sea views over Mount's Bay, Newlyn Harbour to St Michael's Mount and beyond, tiled fireplace with fitted gas fire, wall lights, two radiators, double glazed sliding patio doors to sun terrace.

**KITCHEN:** 15' 6" x 10' 10" (4.72m x 3.30m) Stainless steel inset single drainer sink unit with cupboards below, extensive range of fitted wall and base units, worksurfaces and power points, built in oven, four ring gas hob and extractor hood, further dresser unit, UPVC double glazed window with sea views over Newlyn, UPVC double glazed window, radiator.

**BEDROOM ONE:** 12' 2" x 11' 2" (3.71m x 3.40m) Up to a full range of built in wardrobes, UPVC double glazed window with panoramic sea views over Mount's Bay, Newlyn Harbour to St Michael's Mount and beyond, vanity unit with wash hand basin and cupboards below, radiator.

**BEDROOM TWO:** 11' 11" x 9' 2" (3.63m x 2.79m) Up to a range of built in wardrobes, UPVC double glazed window with lovely sea views, radiator.

**BEDROOM THREE:** 11' 7" x 11' 5" (3.53m x 3.48m) Up to a range of built in wardrobes, UPVC double glazed window with panoramic sea views over Mount's Bay, Newlyn Harbour, St Michael's Mount and beyond, radiator.

**BEDROOM FOUR:** 10' 6" x 8' 10" (3.20m x 2.69m) UPVC double glazed window overlooking rear garden, parquet flooring, UPVC double glazed door to garden.

**BATHROOM:** White suite comprising panelled bath with shower over, fully tiled walls, pedestal wash hand basin, low level WC, UPVC double glazed window, tiled flooring, radiator.



**OUTSIDE:** The property stands in approximately 1/4 of an acre of mainly lawned gardens offering a good degree of privacy with terraces and well stocked flower borders. There is a raised sun terrace that runs along the front of the property, which takes full advantage of the panoramic sea views and to the rear of the property there is further lawned gardens and greenhouse. The property is approached via tarmacadam driveway and parking area, which leads to the:

**INTEGRAL GARAGE:** 19' 3" x 12' 2" (5.87m x 3.71m) Electric operated up and over door, stainless steel sink, power and light.

**N.B.:** The property has solar panels owned by the present vendors.

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

**DIRECTIONS:** Via "What3Words" app: ///prompting.brave.clashing

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of block 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

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Camborne  
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