



Marshall's  
ESTATE AGENTS



2 Old Mead House, Creeping Lane,  
Newlyn, Cornwall, TR18 5DF















**2 OLD MEAD HOUSE, CREEPING LANE, NEWLYN, CORNWALL, TR18 5DF**

**GUIDE PRICE £500,000 FREEHOLD**

- \* THREE/FOUR BEDROOMS \* VIEWS FROM MAIN BEDROOM \* LOUNGE \***
- \* KITCHEN/DINING ROOM WITH INTEGRAL APPLIANCES \* GYMNASIUM \***
- \* STUDY \* OFF STREET PARKING \* DOUBLE GARAGE \* NO ONWARD CHAIN \***
- \* CENTRE OF VILLAGE LOCATION \* EPC = C \* COUNCIL TAX BAND = D \***
- \* APPROXIMATELY 163 SQUARE METRES \***

Situated in the centre of the fishing village of Newlyn within level walking distance of all its amenities, the harbour, the sea front and Penzance is this individually designed, three storey house, offering parking garage and large sun terrace. The flexible accommodation is arranged over three floors and comprises of study, gym/further office with shower room on the ground floor, door from the gymnasium leads to the double garage which has shared access with next door. Steps rising from the ground floor lead to the living room, which is presently used as a bedroom, utility and kitchen/dining room with integral appliances. Patio doors lead out onto the large decked sun terrace. On the second floor there are three double bedrooms with family bathroom. The views are enjoyed from the main bedroom ON the second floor, across Mount's Bay and the property is offered for sale with no onward chain.

Double glazed door with glass panel insert into:

**ENTRANCE HALL:** Stairs rising, further door to:

**ADDITIONAL ACCOMMODATION:** Which leads into gymnasium/office area.

**GYMNASIUM/OFFICE AREA:** 15' 7" x 10' 11" (4.75m x 3.33m) Could be used as separate living accommodation (subject to any necessary planning consents). Tiled flooring, double glazed window to side, fitted cupboard housing heating system, further built in cupboard understairs. Doors lead to:

**STUDY/OFFICE:** 11' 8" x 7' 4" (3.56m x 2.24m) Tiled flooring, double glazed window to front, further double glazed door to outside.

From the gym there is a :

**SHOWER ROOM:** Tiled flooring, extractor fan, walk in shower, vanity wash hand basin, WC.

Further door from gym leads to:

**DOUBLE GARAGE:** 45' 11" x 19' 3" (14.00m x 5.87m) Shared but has parking for several vehicles with electric roller door, three glass brick feature to one side, giving natural light. The garage is divided into two, one half being used by 1 Old Mead House and the other half being for number 2.

**FIRST FLOOR LANDING:** Double glazed windows to front and side, door to:

**UTILITY ROOM/WC:** Extractor fan, Belfast sink with cupboard below, WC, space for washing machine and tumble dryer.

**LOUNGE/BEDROOM ONE:** 14' 2" x 11' 9" (4.32m x 3.58m) Oak flooring, dual aspect double glazed windows.

**KITCHEN/DINING ROOM:** 22' 4" x 15' 6" (6.81m x 4.72m) Fitted kitchen comprising a range of cupboards and drawers with worktops and tiling over, stainless steel sink and drainer, tiled splashback, integrated appliances to include hob, oven, extractor, space for dishwasher, integrated fridge/freezer, door to large walk in storage cupboard.

**DINING AREA:** Double glazed window to rear, double glazed french doors to:

**ROOF TERRACE:** 24' 4" x 20' 8" (7.42m x 6.30m) Fully decked and enclosed by low level fences.

Stairs from first floor landing to:

## **SECOND FLOOR:**

**LANDING:** Access to roof space and walk in cupboard, doors to:

**BEDROOM TWO:** 14' 4" x 11' 10" (4.37m x 3.61m) Velux window, double glazed windows to front and side with sea and harbour glimpses, oak flooring.

**BEDROOM THREE:** 15' 6" x 11' 10" (4.72m x 3.61m) Oak flooring, dual aspect double glazed windows to side and rear with rooftop views over the village.

**BEDROOM FOUR:** 9' 11" x 9' 5" (3.02m x 2.87m) Double glazed window to rear.

**BATHROOM:** Extractor fan, fitted suite comprising walk in shower with screen and additional hand held shower, sink with drawers below, WC, recess bath.

**OUTSIDE:** To the front of the property there is parking for several vehicles.

**SERVICES:** The property is heated via air source heat pump with underfloor heating. Mains water, electricity and drainage.

## **DIRECTIONS:**

**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 O2 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

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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