

Ardmor, Cove Road, Sennen,  
Cornwall, TR19 7BP

















**ARDMOR, COVE ROAD, SENNEN, CORNWALL, TR19 7BP**

**GUIDE PRICE £775,000 FREEHOLD**

- \* **THREE BEDROOMS \* FIRST FLOOR BATHROOM \* LOUNGE \* SEPARATE DINING ROOM \***
- \* **KITCHEN \* AIR SOURCE HEAT PUMP \* GROUND FLOOR SHOWER ROOM \***
- \* **GARDENS TO FOUR SIDES \* OFF STREET PARKING FOR SEVERAL VEHICLES \***
- \* **PLANNING PERMISSION FOR EXTENSION \* SEA VIEWS \* POPULAR LOCATION \***
- \* **EPC = D \* COUNCIL TAX BAND = D \* APPROXIMATELY 104 SQUARE METRES \***

Situated in an elevated position above the Cornish Coastal Village of Sennen and its beautiful sandy beaches is a detached three bedroom family home with gardens and multiple parking, enjoying distant sea views across the bay towards Cape Cornwall and The Brisons. The present accommodation comprises of three bedrooms and bathroom on the first floor. There are two receptions, kitchen, utility and shower room on the ground floor. The property is approached over a driveway with parking for several vehicles and gardens to four sides, laid to lawn. To the rear there is a patio area with raised flower beds leading to a large wooden shed. The present owners have obtained planning permission PA22/02143 for the addition of a two storey extension to the western side of the property with balcony to the front and demolition of the east side single storey store and replacement with further two storey side extension. Thi planning was approved on May 2022 and plans can be seen on the Cornwall Council planning portal. Viewing of this property, to fully appreciate its potential and location, is highly reccommended.

Patio doors into:

**HALLWAY:** Stairs rising with cupboards under, radiator, window to side, doors to:

**LIVING ROOM:** 14' 3" x 13' 5" (4.34m x 4.09m) Double glazed bay window and further window to front with sea glimpses, two radiators, laminate wood floor, dado rail.

**DINING ROOM:** 14' 4" x 13' 3" (4.37m x 4.04m) Bay and double glazed window to rear, two radiators, picture rail.

**KITCHEN:** 11' 10" x 7' 9" (3.61m x 2.36m) Double glazed window to side, base and wall units with worksurfaces and tiling over, electric oven, hob, built in pantry cupboard, radiator, integral fridge, space for dishwasher. Open into:

**REAR LOBBY:** Double glazed window and door to rear and further double glazed window to front of the property, plumbing for washing machine, door to:

**SHOWER ROOM:** Double glazed window to side, fully tiled shower cubicle, inset spotlights, WC, wash hand basin.

**LANDING:** Access to loft, double glazed window to side, PIV system, doors to:

**BEDROOM ONE:** 14' 4" x 11' 3" (4.37m x 3.43m) Two double glazed windows to front with sea views, two radiators.

**BEDROOM TWO:** 14' 4" x 11' 5" (4.37m x 3.48m) Double glazed windows to rear and side, two radiators.

**BEDROOM THREE:** 7' 10" x 7' 4" (2.39m x 2.24m) Double glazed window to side, radiator.

**BATHROOM:** Double glazed window to side, fully tiled walls and floor, bath with shower over, pedestal wash hand basin, heated towel rail, WC.

**OUTSIDE:** The property is approached over a driveway with parking for multiple vehicles leading to gardens to four sides, which are fully enclosed by wooden fencing, laid to lawn. To the rear of the property, there is a large wooden cabin with patio to the front, fully enclosed by raised flower beds.

**SERVICES:** Mains water, electricity and drainage. Air source heat pump.

**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 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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