



Chy An Eglos, Ludgvan, Penzance,
Cornwall, TR20 8HQ







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GUIDE PRICE £650,000 FREEHOLD

*** FOUR BEDROOMS * LIVING ROOM * PANORAMIC SEA VIEWS ACROSS MOUNT'S BAY ***

*** DINING ROOM * KITCHEN/BREAKFAST ROOM * BATHROOM * SEPARATE WC ***

*** ELECTRIC HEATING * UPVC DOUBLE GLAZING * LPG GAS FIRE ***

*** DETACHED GARAGE BLOCK WITH WORKSHOP AND UTILITY ***

*** SET IN LARGE SECLUDED GARDENS * SOUGHT-AFTER LOCATION ***

*** IDEAL FAMILY OR RETIREMENT HOME * UPDATING REQUIRED ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = F * COUNCIL TAX BAND = E * APPROXIMATELY 128 SQUARE METRES ***

Lovely panoramic sea views across Mount's Bay to St Michael's Mount and beyond from this spacious four bedroom detached bungalow, set in secluded and private, mainly lawned, grounds within a semi-rural location, conveniently placed for most amenities.

The property has well proportioned living accommodation which is now in need of some updating and really needs to be viewed internally to appreciate to the full potential. The views from all of the front rooms are uninterrupted across Mount's Bay to St Michael's Mount with access to the garden from the entrance/conservatory.

To the rear of the property is a large gravelled driveway and turning area leading to detached garage block, incorporating workshop, utility and WC. Ludgvan is a popular area on the outskirts of Penzance with open countryside surrounding and only a short drive to the main town.

ENTRANCE CONSERVATORY: 19' 4" x 11' 10" (5.89m x 3.61m) Double aspect with panoramic sea views across Mount's Bay to St Michael's Mount, quarry tiled flooring, double glazed sliding patio doors, UPVC double glazed sliding patio doors to gardens. Door to:

ENTRANCE HALL: Built in cloaks cupboard, built in airing cupboard, night storage radiator.

LIVING ROOM: 19' 3" x 12' 4" (5.87m x 3.76m) Double aspect room with panoramic sea views across Mount's Bay to St Michael's Mount and beyond, stone fireplace with LPG gas fire, TV point, UPVC double glazed windows, night storage radiator.

DINING ROOM: 11' 7" x 9' 3" (3.53m x 2.82m) UPVC double glazed window to side, night storage radiator.

KITCHEN/BREAKFAST ROOM: 18' 0" x 10' 6" (5.49m x 3.20m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, four ring hob and extractor hood, UPVC double glazed windows to rear, TV point and UPVC double glazed door to garden.

INNER HALLWAY

BEDROOM ONE: 14' 0" x 10' 5" (4.27m x 3.17m) Double aspect room with lovely sea views across Mount's Bay to St Michael's Mount and beyond, UPVC double glazed window, TV point, night storage radiator.

BEDROOM TWO: 10' 9" x 10' 6" (3.28m x 3.20m) UPVC double glazed window to the side with lovely sea views towards St Michael's Mount, range of built in wardrobes, double aspect room and night storage radiator.

BEDROOM THREE: 12' 0" x 10' 5" (3.66m x 3.17m) UPVC double glazed window with panoramic sea views across Mount's Bay to St Michael's Mount, night storage radiator.

BEDROOM FOUR: 8' 8" x 7' 0" (2.64m x 2.13m) up to a range of built in wardrobes, UPVC double glazed window with views over surrounding countryside to the rear.

BATHROOM: Coloured suite comprising panel bath, separate shower cubicle, pedestal wash hand basin, UPVC double glazed window, electric wall heater.

SEPARATE WC: Low level suite, UPVC double glazed window.

OUTSIDE: The property stands in private and secluded gardens, surrounded by mature trees and hedging, which creates a good degree of privacy, being lawned with flower borders and access to side with further lawn and access to rear gravelled parking and turning area for several vehicles and hard standing area for a touring caravan or motorhome, leading to:

DETACHED GARAGE: 17' 6" x 8' 0" (5.33m x 2.44m) Electric roller door, power and light, 3 phase electricity, tap, eave storage.

ADJOINING WORKSHOP: 14' 10" x 6' 1" (4.52m x 1.85m) Power and light, double glazed, built in workbench, opening to:

UTILITY ROOM: 12' 0" x 6' 0" (3.66m x 1.83m) Plumbing for washing machine, worksurfaces, large Belfast sink, power and light.

SEPARATE WC: With high flush suite.

SERVICES: Mains water, electricity and septic tank drainage.

DIRECTIONS: Via "What3Words": ///lifeboats.cupboards.brother

AGENTS NOTE: We understand from Openreach website that 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.

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