



Lamorna, Penzance, Cornwall,

TR19 6XH







LAMORNA, PENZANCE, CORNWALL, TR19 6XH

£475,000 FREEHOLD

*** FOUR BEDROOMS * SPACIOUS LIVING ROOM * SEA VIEWS OVER LAMORNA VALLEY ***

*** BALCONY * KITCHEN/DINER * SHOWER ROOM ***

*** AREA OF OUTSTANDING NATURAL BEAUTY * PARKING AREA ***

*** IDEAL FAMILY HOME * MODERNISATION REQUIRED ***

*** SOUGHT-AFTER VALLEY LOCATION * EXCELLENT OPPORTUNITY ***

*** VIEWING RECOMMENDED * EPC = E * COUNCIL TAX BAND = F ***

*** APPROXIMATELY 131 SQUARE METRES ***

Prime valley location within the popular village of Lamorna for this four bedroom detached, reverse level family home, set in secluded grounds with sea views down the valley. The property has spacious accommodation throughout, which is now in need of updating and modernising but represents an excellent opportunity to create a special home.

A particularly attractive feature is the garden which offers a good degree of privacy with sea views, along with terrace gardens and parking.

The property is located in the centre of the village of Lamorna with easy access to the cove and the popular public house The Wink. The main town of Penzance is approximately 5 miles away with a good array of amenities, along with mainline rail links to London Paddington and Ferry and Helicopter to the Isles of Scilly. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL

CLOAKROOM: Coloured suite comprising low level WC, wash hand basin, tiled floor, radiator.

UTILITY ROOM: 6' 10" x 5' 7" (2.08m x 1.70m) Plumbing for washing machine, tiled flooring, double glazed window.

LIVING ROOM: 21' 3" x 14' 10" (6.48m x 4.52m) Lovely sea views over Lamorna Valley and beyond, fireplace (not checked), tiled flooring, double glazed windows to side with views over Lamorana Valley, skirting board radiator, double glazed sliding patio doors to:

BALCONY: approximately 21' 0" x 11' 0" (6.40m x 3.35m) with good sea views over Lamorna Valley.

KITCHEN/DINER: 19' 9" x 14' 2" (6.02m x 4.32m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven and microwave, four ring electric hob (not working), integrated fridge (not working), integrated freezer, tiled flooring, double glazed window with views over gardens, stairs down to:

HALLWAY: Storage cupboard, slate flooring, radiator.

BEDROOM ONE: 15' 0" x 11' 6" (4.57m x 3.51m) Double glazed windows with views over gardens, double aspect room, built in wardrobe, radiator, door to garden.

BEDROOM TWO: 12' 0" x 9' 4" (3.66m x 2.84m) Double glazed window with views over gardens, built in wardrobe, radiator.

BEDROOM THREE: 11' 0" x 8' 5" (3.35m x 2.57m) Double glazed windows, built in wardrobe, radiator.

BEDROOM FOUR: 11' 6" x 8' 1" (3.51m x 2.46m) Built in airing cupboard housing oil boiler (not working), door to garden.

SHOWER ROOM: Recently renovated white suite comprising double size shower cubicle, wash hand basin, low level WC with concealed cistern, bidet, fully tiled floor and walls, chrome towel rail.

OUTSIDE: The property stands amid large secluded terraced gardens with mature trees and shrubs which creates a good degree of privacy. There are terrace gardens to the side leading up to two parking spaces.

SERVICES: Mains electricity, shared septic tank drainage, mains water.

N.B: Southwest Water have indicated that a new supply directly to Treetops could be available, quotes currently being gathered.

DIRECTIONS: Via "What3Words" app: ///neckline.tucked.onions

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was poor. 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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