

3 Mayon Farm, Sennen, Penzance,
Cornwall, TR19 7AD









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GUIDE PRICE £300,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * EN SUITE * LOUNGE/DINING ROOM ***

*** BATHROOM * LOFT SPACE WITH VELUX WINDOWS ***

*** GARDEN ROOM WITH VIEWS * GARDENS * ALLOCATED PARKING ***

*** LEASEHOLD WITH A SHARE OF THE FREEHOLD * SOLAR PANELS * DISTANT SEA VIEWS ***

*** EPC = E * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***

*** APPROXIMATELY 73 SQUARE METRES ***

Situated on the outskirts of the popular sandy cove of Sennen, is this beautifully presented end of terrace, single storey granite barn. The accommodation, which has been improved and upgraded by the present vendors, comprises of two bedrooms, of which one is en suite, family bathroom, lounge/dining room and kitchen. There is loft space with Velux windows to both the front and rear, of which there are views across open farmland towards the coast and beyond. Private gardens to the front, rear and side and allocated parking space in the resident's carpark. Viewing is highly recommended.

Double glazed door into:

HALLWAY: Two radiators, access to loft, double glazed window to front with window seat under and shutters, cloaks cupboard, doors to:

LOUNGE/DINING ROOM: 15' 8" x 12' 0" (4.78m x 3.66m) Double glazed windows to front and rear with shutters, wood burner, inset spotlights, two radiators.

KITCHEN: 11' 0" x 8' 3" (3.35m x 2.51m) Range of base and wall mounted units with worksurfaces and tiling over, double electric oven with hob, one and a half bowl stainless steel sink unit, plumbing for washing machine, space for tumble dryer, dishwasher and fridge, extractor fan, tiled floor, double glazed door and window to rear.

BATHROOM: Double glazed window to rear, vanity wash hand basin, low level WC, corner bath, fully tiled shower cubicle, tiled walls and floor, towel rail, extractor fan.

BEDROOM ONE: 15' 8" x 11' 8" (4.78m x 3.56m) Double glazed windows to front and rear with shutters, two radiators, wardrobe, door to:

EN SUITE: Fully tiled with extractor fan, heated towel rail, low level WC, wash hand basin, fully tiled shower cubicle, illuminated mirror with shaver point.

BEDROOM TWO: 12' 0" x 10' 3" (3.66m x 3.12m) Window to the rear with shutters, radiator, shelving and built in cupboard.

From the hallway loft ladder leads to:

LOFT SPACE: Presently divided into three separate areas with Velux windows to the front and rear enjoying views across open farmland towards the ocean, storage into eave space, wash hand basin, WC, solar panel heating control.

OUTSIDE: There is an allocated parking space for one vehicle. The front garden is laid to lawn with established shrubs and a wooden shed with power connected, external boiler. The side garden is fully enclosed by wooden fencing and laid to pebbles with pathway leading to the rear garden. Two areas laid to patio, steps leading to a lawned area which is backing up to open farmland, wooden summer house/garden room with decking enjoying sea views across farmland towards the sea.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///fortress.pocketed.supposes](https://www.what3words.com/fortress.pocketed.supposes)

LEASE: 999 years from 24th May 1985.

AGENTS NOTE: We understand from Open reach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a tiled roof. Annual service charges are £180.00 pa. Solar Panels are owned.

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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