



3 Treassowe Riding, Ludgvan,
Cornwall, TR20 8XQ









3 TREASSOWE RIDING, LUDGVAN, CORNWALL, TR20 8XQ

GUIDE PRICE £320,000 FREEHOLD

*** TWO BEDROOMS * LIVING ROOM * RECENTLY FITTED KITCHEN * CONSERVATORY ***

*** BATHROOM * LANDSCAPED REAR GARDENS WITH STUDIO AND THREE TERRACES ***

*** PARKING TO FRONT * GARAGE IN NEARBY BLOCK ***

*** SURROUNDED BY OPEN COUNTRYSIDE ***

*** GOOD DECORATIVE ORDER * IDEAL FAMILY OR RETIREMENT HOME ***

*** SOUGHT AFTER HAMLET * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = F * COUNCIL TAX BAND = C * APPROXIMATELY 68 SQUARE METRES ***

a chance to acquire a charming two-bedroom single-storey barn conversion, converted to a high standard some years ago and is offered for sale in good decorative order throughout. The property has been well maintained by the present vendor, which has well proportioned living accommodation, which would make an ideal family or retirement home. A particularly attractive feature is the enclosed landscaped gardens to the rear, which have well-stocked borders with three terraces, studio and gazebo and to the front of the property is parking space along with a garage in a nearby block. Treassowe is a small hamlet, surrounded by open countryside on the outskirts of the village of Ludgvan, which has general stores, historic church, gastro pub and a primary school. Penzance is approximately 4 miles away and St Ives is approximately 6 miles away. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL: UPVC double glazed window, sunken spotlights, radiator.

LIVING ROOM: 14' 1" x 12' 6" (4.29m x 3.81m) UPVC double glazed window overlooking the front, multi fuel burner set on a slate hearth, TV point, radiator.

KITCHEN: 10' 2" x 9' 2" (3.10m x 2.79m) Stainless steel inset single drainer sink unit with cupboards below, extensive range of fitted wall and base units, built in Bosch oven, four ring hob and extractor hood, integrated Bosch dishwasher, free standing washing machine (to remain), UPVC double glazed window, shelving and door to:

CONSERVATORY: 11' 6" x 7' 3" (3.51m x 2.21m) UPVC double glazed windows overlooking landscaped gardens, exposed granite to two walls and double sliding patio doors to garden.

BEDROOM ONE: 12' 10" x 11' 2" (3.91m x 3.40m) UPVC double glazed window overlooking front gardens, range of built in wardrobes with sliding mirror doors, radiator.

BEDROOM TWO: 3.60m x 2.80m (11' 10" x 9' 2") UPVC double glazed window overlooking landscaped gardens, radiator, access to roof space.

BATHROOM: Comprising panelled bath, separate shower cubicle, pedestal wash hand basin, low level WC, UPVC double glazed window, cupboard housing propane gas central heating boiler, radiator.

OUTSIDE: Enclosed rear gardens which has been landscaped with an abundance of mature shrubs and plants, three patio areas, gazebo, views over open farmland.

STUDIO: 15' 5" x 9' 2" (4.70m x 2.79m) Overlooking gardens with power.

To the front of the property there is parking space and access to:

GARAGE: 18' 1" x 9' 6" (5.51m x 2.90m) In nearby block with metal open and over door.

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

DIRECTIONS: Via "What3Words" app: [///panthers.expiring.matter](https://www.what3words.com/panthers.expiring.matter)

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 granite under a slate 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



www.marshallspz.co.uk