



Crimond, Trescowe, Germoe,  
Cornwall, TR20 9RN

















**CRIMOND, TRESCOWE, GERMOE, CORNWALL, TR20 9RN**

**GUIDE PRICE £550,000 FREEHOLD**

**\* THREE DOUBLE BEDROOMS \* FAMILY BATHROOM \* TWO RECEPTION ROOMS \***

**\* GROUND FLOOR CLOAKROOM \* KITCHEN WITH BREAKFAST BAR \***

**\* OFF STREET PARKING \* GARAGE \* LARGE COTTAGE STYLE GARDENS \***

**\* RURAL LOCATION \* NO ONWARD CHAIN \* EPC = E \* COUNCIL TAX BAND = E \***

**\* APPROXIMATELY 114 SQUARE METRES \***

A detached granite three bedroom house, formerly a chapel which was converted in the 1970's, situated in the rural hamlet of Trescowe, which is between the towns of Penzance and Helston. The accommodation comprises of two separate reception rooms, kitchen and cloakroom on the ground floor. On the first floor there are three double bedrooms and bathroom. There is off Street parking for several vehicles leading to the attached garage and a particular feature of the house are the large corner cottage style gardens which back onto open farmland to the rear. The house is double glazed where stated, heated via oil fired central heating and as previously mentioned, offered for sale with no onward chain and a viewing is recommended to fully appreciate the grounds and location.

Half glazed door with glazed side panels into:

**PORCH:** Slate floor, window to rear, glazed door into:

**HALLWAY:** Stairs rising, two wall lights, two radiators, shelved recess to one wall, doors to:

**CLOAKROOM:** Window to rear, radiator, tiled floor, inset spotlights, WC, vanity wash hand basin.

**LOUNGE:** 17' 1" x 12' 7" (5.21m x 3.84m) Two windows to front, radiator, dual fuel burner on slate hearth, feature granite wall.

**KITCHEN:** 12' 9" x 9' 4" (3.89m x 2.84m) Window to side, door to rear, tiled floor, radiator, base and wall units with worksurfaces and tiling over, inset hob, double oven, one and a half bowl sink, plumbing for washing machine, breakfast bar, space for fridge/freezer, door to:

**DINING ROOM:** 12' 10" x 9' 9" (3.91m x 2.97m) Window to front, radiator.

**FIRST FLOOR LANDING:** Access to large loft space, built in cupboard housing hot water tank, window to rear with views over open farmland.

**BEDROOM ONE:** 14' 9" x 10' 7" (4.50m x 3.23m) Window to front, rural views, radiator.

**BEDROOM TWO:** 12' 7" x 9' 8" (3.84m x 2.95m) window to front, rural views, radiator, feature granite wall.

**BEDROOM THREE:** 11' 2" x 9' 5" (3.40m x 2.87m) Window to front, rural views, radiator, feature granite wall.

**BATHROOM:** Stained glass window to side, bath, WC, pedestal wash hand basin, fully tiled shower cubicle, radiator.

**OUTSIDE:** The property is approached over a gravelled driveway with parking for several vehicles leading to the:

**GARAGE:** 13' 0" x 11' 10" (3.96m x 3.61m) Double wooden doors, water tap, power and light, oil boiler, door into porch.

Gated access to the rear garden which is bordered by open farmland to the rear, aluminium greenhouse and block built shed. Garden is laid to areas of patio and lawn interspersed with established shrubs and plants, all giving a cottage style feel to the outside. Further area of established deciduous trees and outside tap.

**SERVICES:** Mains water, oil fired central heating, private drainage.

**DIRECTIONS:** Via "What3Words" app: [///forgiven.daydreams.lemons](https://www.what3words.com/forgiven.daydreams.lemons)

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under concrete 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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