



Four Winds, St. Hilary, Penzance,
Cornwall, TR20 9DH









FOUR WINDS, ST. HILARY, PENZANCE, CORNWALL, TR20 9DH

GUIDE PRICE £550,000 FREEHOLD

*** FIVE DOUBLE BEDROOMS * FIRST FLOOR STUDY * GROUND FLOOR CLOAKROOM ***

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

*** GARDENS * GARAGE * PARKING * NO ONWARD CHAIN * VILLAGE LOCATION ***

*** EPC = D * COUNCIL TAX BAND = E * APPROXIMATELY 126 SQUARE METRES ***

A detached dormer bungalow built in the early 1970's, situated on the outskirts of Goldsithney, within close walking distance of both the village and St Hilary Primary School. The accommodation comprises of three double bedrooms, bathroom with separate cloakroom, lounge/diner, kitchen/breakfast room and utility room on the ground floor. On the first floor there are two further double bedrooms and study. The property is situated within well stocked gardens to four sides with driveway parking for several vehicles leading to the detached garage and carport. The house enjoys rural views from the front elevation, is double glazed, oil fired centrally heated throughout and offered for sale with no onward chain. The village of Goldsithney offers amenities to comprise of two public houses, village hall, church and shop and, as previously mentioned, is within the catchment area of St Hilary Academy. The property is offered for sale for the first time since construction and a viewing is highly recommended.

Double glazed door with glazed side panels into:

PORCH: Further glazed door into:

MAIN HALLWAY: Stairs rising, two radiators, shelved cupboard, doors to:

LOUNGE/DINING ROOM: 23' 7" x 7' 0" minimum (7.19m x 2.13m) Three double glazed windows to side, front and rear, two radiators, open fireplace to one wall, serving hatch.

KITCHEN/BREAKFAST ROOM: 12' 7" x 8' 6" (3.84m x 2.59m) Breakfast bar, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink, hob, extractor over, double oven, integral fridge and freezer, radiator, built in cupboard, double glazed window to rear, door to:

UTILITY ROOM: 4' 6" x 3' 3" (1.37m x 0.99m) Double glazed door and window, plumbing for washing machine, oil fired boiler, shelved cupboards.

BEDROOM ONE: 11' 3" x 10' 9" (3.43m x 3.28m) Double glazed window to front, radiator.

BEDROOM TWO: 12' 3" x 8' 4" (3.73m x 2.54m) Double glazed window to side, radiator.

BEDROOM THREE: 10' 9" x 7' 9" (3.28m x 2.36m) Double glazed window to front, radiator.

BATHROOM: Bath with shower over, pedestal wash hand basin, double glazed window to rear, radiator.

CLOAKROOM: Double glazed window to rear, WC.

FIRST FLOOR LANDING: Radiator, access to eave space.

BEDROOM FOUR: 11' 9" x 11' 0" (3.58m x 3.35m) Double glazed window to side, radiator, access to eave space.

BEDROOM FIVE: 11' 8" x 9' 0" (3.56m x 2.74m) Double glazed window to side, radiator, built in wardrobe.

STUDY/GAMES ROOM: 10' 8" x 8' 4" (3.25m x 2.54m) Radiator, storage into eave space.

OUTSIDE: The property is accessed over a driveway with parking for several vehicles leading to:

GARAGE: Up and over door, pedestrian door and window to rear storeroom, outside WC, adjoining carport.

Further range of wooden outbuildings and sheds, front garden is laid to lawn with central pathway leading to the property, vegetables and soft fruit garden to one side, leads to the rear patio enclosed by shrubs and flower borders, further side garden with patio/base for greenhouse and lawn.

SERVICES: Mains water, electricity, drainage, oil fired central heating.

DIRECTIONS: Via "What3Words" app: ///vent.taking.geologist

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 O2 which was good. The property is constructed of block under a 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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