



Lamorna Way, Castallack,  
Lamorna, Penzance, Cornwall,  
TR19 6NL



Marshall's  
ESTATE AGENTS















**LAMORNA WAY, CASTALLACK, LAMORNA, PENZANCE, CORNWALL, TR19 6NL**

**GUIDE PRICE £465,000 FREEHOLD**

- \* THREE BEDROOMS \* LIVING ROOM \* KITCHEN/DINING ROOM \***
- \* CONSERVATORY \* FIRST FLOOR BATHROOM \* DOUBLE GLAZING \***
- \* OIL FIRED CENTRAL HEATING \* SECLUDED GARDENS \* DETACHED GARAGE \***
- \* APPROXIMATELY 1 ACRE Paddock DIRECTLY OPPOSITE THE PROPERTY \***
- \* SOUGHT AFTER HAMLET BETWEEN LAMORNA AND MOUSEHOLE \***
- \* SHORT DRIVE TO MAIN TOWN OF PENZANCE \* AREA OF OUTSTANDING NATURAL BEAUTY \***
- \* SURROUNDED BY OPEN COUNTRYSIDE \* EXCELLENT OPPORTUNITY \***
- \* VIEWING RECOMMENDED \* EPC = F \* COUNCIL TAX BAND = D \***

A chance to acquire a character detached three bedroom period property, located in a sought after hamlet between the villages of Lamorna and Mousehole having a paddock of approximately one acre and secluded gardens surrounding the property with driveway and detached garage. The property has well proportioned living accommodation with much character throughout, although now in need of some updating. A particularly attractive feature are the grounds and the position of the property, being located on the edge of this sought after hamlet. Directly opposite the property there is approximately one acre paddock with separate road access. Castallack is a popular hamlet between Mousehole and Lamorna, surrounded by open countryside, yet only a short drive away from the main towns of Newlyn and Penzance. Due to the popularity of properties such as this we recommend an early appointment.

**ENTRANCE PORCH:** Glazed door to:

**LIVING ROOM:** 23' 1" x 13' 4" (7.04m x 4.06m) into bay window overlooking gardens, Delabo slate fireplace, beamed ceiling, double glazed windows, understairs area, two radiators.

**KITCHEN/DINER:** 12' 0" x 12' 0" (3.66m x 3.66m) Stainless steel twin bowl sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven and hob, oil fired central heating boiler, double glazed window, door to:

**CONSERVATORY:** 12' 6" x 8' 6" (3.81m x 2.59m) Double aspect room overlooking gardens, being double glazed and door to garden.

Stairs from living room to:

**FIRST FLOOR LANDING:** Built in cupboard, access to roof space.

**BEDROOM ONE:** 13' 3" narrowing to 10' 0" x 9' 3" (4.04m narrowing to 3.05m x 2.82m)  
Built in wardrobes, pedestal wash hand basin, open views across surrounding countryside and paddock opposite, double glazed window, radiator.

**BEDROOM TWO:** 10' 3" x 8' 0" (3.12m x 2.44m) Double aspect room with views over surrounding countryside and paddock opposite, built in wardrobes, radiator.

**BEDROOM THREE:** 10' 4" x 6' 0" (3.15m x 1.83m) Double glazed window.

**BATHROOM:** White suite comprising panelled bath, pedestal wash hand basin, double glazed window, heated towel rail.

**SEPARATE WC:** Low level suite.

**OUTSIDE:** The property stands in mainly lawned secluded gardens, surrounded by mature trees, which creates a good degree of privacy, well stock borders, further garden area with pathway leading to driveway and:



**DETACHED GARAGE:** 20' 0" x 8' 6" (6.10m x 2.59m) Metal up and over door.

Opposite the property is a paddock of just over one acre with good road access with a new septic tank to the property within the paddock.

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

**DIRECTIONS:** Via "What3Words" app: ///inventors.instance.dress

**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 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



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