



Trevose, Boskednan, Ding Dong,
Penzance, Cornwall, TR20 8XX









TREVOSE, BOSKEDNAN, DING DONG, PENZANCE, CORNWALL, TR20 8XX

GUIDE PRICE £650,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * BATHROOM * KITCHEN/DINING ROOM * SUN ROOM ***

*** PROPANE GAS CENTRAL HEATING * UPVC DOUBLE GLAZING * SOLAR PANELS ***

*** BEAUTIFULLY PRESENTED THROUGHOUT ***

*** ENCLOSED GARDENS SURROUNDED BY CORNISH STONE HEDGING ***

*** DETACHED STUDIO * DOUBLE GARAGE * AREA OF OUTSTANDING NATURAL BEAUTY ***

*** EPC = E * COUNCIL TAX BAND = D * APPROXIMATELY 117 SQUARE METRES ***

Situated on an Area of Outstanding Natural Beauty and enjoying panoramic views across Penwith to Mount's Bay, St Michael's Mount and beyond, is this beautifully presented and highly renovated three bedroom detached house. The property was the former Counthouse for Ding Dong mine and the present vendor has refurbished the property with the installation of new kitchen, bathroom, electrics and fully decorated throughout during their ownership. The property has well proportioned accommodation over the two floors and is approached over a driveway with parking for several vehicles leading to the double garage. The accommodation itself comprises of double bedroom on the first floor with walk in wardrobe and large attic space which could, subject to necessary planning approvals, be converted into a further bedroom or a first floor bathroom. On the ground floor there are two further double bedrooms, bathroom with separate shower cubicle, walk in cupboard, lounge with wood burner, kitchen/diner with slate flooring and solid wood units and a sun room, enjoying the aforementioned views. A particular feature of the property are the gardens, which surround the property to three sides and are enclosed by Cornish granite hedging. There is also a courtyard to the side of the property with tool store and outside toilet, pathway through wildlife garden, which leads to the detached studio, which could be used for home office or supplementary accommodation, subject to approval. There is a large circular wildlife garden to the front of the property, which again is enclosed by granite hedging. Boskednan is a small hamlet on the outskirts of Newmill, approximately 4 miles from the main town of Penzance and being surrounded by open countryside, taking advantage of the aforementioned views. Boskednan is on the edge of Penwith Moor which has great walks close by and is 15 minutes to the Nine Maidens, 30 minutes to the Men-an-Tol, 45 minutes from the North coast and South West coast path. Viewing is highly recommended.

UPVC double glazed door into:

REAR PORCH/UTILITY ROOM: Double glazed to two sides with slate floor, plumbing for washing machine, double glazed door into:

KITCHEN: 16' 10" x 10' 0" (5.13m x 3.05m) Hand made reclaimed-wood base units with English Elm worktops over, ceramic sink with 'swan neck' mixer tap, double slate drainer, electric cooker point, plumbing for dishwasher/washing machine, inset spotlights, two double glazed windows to side, one to rear, slate tiled floor, Victorian style radiator, exposed granite wall, access to secondary loft space, doors to:

SUN LOUNGE: 17' 10" x 9' 8" (5.44m x 2.95m) Double glazed to three sides with views, patio door onto external sun terrace, insulated fibreglass roof, wooden floor.

Kitchen opens into the:

LOUNGE: 12' 1" x 12' 0" (3.68m x 3.66m) UPVC double glazed sash window to front with views, Victorian style radiator, free standing stove on granite fireplace with granite chimney breast, beamed ceiling, door to:

MAIN HALLWAY: Two radiators, wood flooring, stairs rising, picture rail, doors to:

FRONT PORCH: Double glazed to three sides, door to external sun terrace, glazed roof, tiled floor.

BEDROOM ONE: 12' 0" x 12' 0" (3.66m x 3.66m) Double glazed sash window to front, original floorboards, radiator, picture rail.

BEDROOM TWO: 11' 10" x 11' 8" (3.61m x 3.56m) Double glazed sash window to side, wooden floor, picture rail, further fireplace to one wall (not used), radiator.

WALK IN SHELVED CUPBOARD: Fuse board, solar panel control.

BATHROOM: Double glazed sash window to side, free standing roll top bath, WC, pedestal wash hand basin, fully tiled mains shower cubicle, inset spotlights, wall lights, Victorian style radiator, tiled floor.

FIRST FLOOR LANDING: Double glazed window to rear, door to:

EAVE SPACE: Hot water tank boiler, solar panel controls, gas boiler.

BEDROOM THREE: 13' 9" x 10' 11" (4.19m x 3.33m) Wooden floor, radiator, double glazed to front with panoramic views, door to:

WALK IN WARDROBE: 18' 7" x 5' 6" (5.66m x 1.68m) Inset spotlights, wood floor, radiator, further eave storage space.

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

DETACHED GARAGE ONE: 19' 5" x 10' 0" (5.92m x 3.05m) Electric door, power and light.

GARAGE TWO: 16' 3" x 8' 5" (4.95m x 2.57m) Electric door, power and light.

Garden to the front of the property is laid to lawn and enclosed by a granite hedging. The side garden is fully enclosed with wooden shed. Courtyard to other side of the property with central flower bed, outside toilet and tool store. Pathway leads to the studio. Sitting area in front of the studio with decked area, sliding patio doors into the:

LOUNGE/KITCHEN: 13' 0" x 7' 9" (3.96m x 2.36m) Skylight, wood flooring, free standing wood burner. Kitchenette area: ladder leads to mezzanine/sleeping platform.

SHOWER ROOM: Shower cubicle, wash hand basin, cupboard housing hot water tank, double glazed window to rear.

Pathway from studio leads to a circular wildflower garden, which again is fully enclosed by granite hedging.

SERVICES: Mains water, electricity, private drainage.

DIRECTIONS: Via "What3Words" app: ///posed.venues.vivid

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 a 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.

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