



Rhos Elgans, Greenbury, Rosudgeon, Penzance, Cornwall

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RHOS ELGANS, GREENBURY, ROSUDGEON, PENZANCE, CORNWALL, TR20 9QG

GUIDE PRICE £650,000 FREEHOLD

* FIVE BEDROOM * EN SUITE * FAMILY BATHROOM * LOUNGE *

* SEPARATE DINING ROOM * FITTED KITCHEN * SUNROOM *

* LARGE GARDENS * PARKING FOR SEVERAL VEHICLES * DETACHED GARAGE *

* IDEAL FAMILY HOME * EPC = TBC * COUNCIL TAX BAND = E *

A detached five bedroom house in large gardens with parking and garage situated on the outskirts of Rosudgeon and offering spacious accommodation throughout. The accommodation comprises of three bedrooms, one of which has an en suite cloakroom on the first floor. There are two further bedrooms, one en suite, family bathroom, lounge, kitchen, utility, separate dining room and sunroom on the ground floor. The property is approached over a driveway with parking for several vehicles, leading to a detached garage. A particular feature of the property are the gardens which surround the house to three sides, laid to lawn with mature shrubs and plants, garden shed and large greenhouse. The property backs onto open farmland and the village of Rosudgeon enjoys local amenities such as public house, small supermarket and within the catchment area of the award winning St Hilary Academy. This lovely family home needs to be viewed to fully appreciate its location and size of the accommodation.

UPVC double glazed door into:

MAIN HALLWAY: Radiator, cloaks cupboard, doors to:

LOUNGE: 13' 6" x 10' 9" (4.11m x 3.28m) Double glazed bow window to front, open fireplace on slate hearth with brick surround and wood mantle, cupboards to either side.

BEDROOM TWO: 13' 6" x 10' 9" (4.11m x 3.28m) Double glazed bow window to front, radiator, TV point.

BEDROOM ONE: 10' 8" x 9' 9" (3.25m x 2.97m) Double glazed bow window to side, radiator, door to:

EN SUITE: Double glazed window to side, WC, vanity wash hand basin, tiled shower cubicle with electric shower, tiled floor, heated towel rail.

FAMILY BATHROOM: Mains shower cubicle, heated towel rail, corner bath, radiator, vanity wash hand basin, WC, two windows to rear, part tiled walls, wall mounted fan heater.

DINING ROOM: 11' 0" x 10' 1" (3.35m x 3.07m) Understairs storage cupboard, archway into:

KITCHEN: 16' 5" x 14' 10" (5.00m x 4.52m) Double glazed windows to side and rear, double glazed door to outside, base and wall units with worksurfaces and tiling over, built in breakfast bar, tiled floor, radiator, double electric oven, halogen hob with extractor hood, space for fridge and freezer, single bowl sink unit, radiator. Stairs rising, door and window into:

<u>UTILITY ROOM:</u> 10' 1" x 6' 10" (3.07m x 2.08m) Double glazed window to rear and side with views over open farmland, oil fired boiler, plumbing for washing machine, space for dishwasher.

Double doors from dining room into:

SUNROOM: 14' 3" x 12' 5" (4.34m x 3.78m) Canopy glass roof, glazed to three side with low level wall, electric heater overlooking the garden.

FIRST FLOOR LANDING: Shelved cupboard, doors to:

BEDROOM THREE: 17' 2" x 14' 0" (5.23m x 4.27m) Double glazed windows to front and rear with views over open farmland, radiator.

EN SUITE CLOAKROOM: WC, vanity wash hand basin.

BEDROOM FOUR: 14' 0" x 5' 3" (4.27m x 1.60m) L shaped, double glazed window to front, radiator.

BEDROOM FIVE: 21' 0" x 11' 7" (6.40m x 3.53m) Skylights and double glazed window to rear, built in cupboards.

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

GARAGE: Power and light, storage into eaves, windows and door to rear garden

The front garden is mainly laid to lawn with patio area all enclosed by either granite wall or established shrubs and plant borders, raised flower beds, ornamental garden pond (not used), outside tap. Path to rear of the house leads to further garden with two areas lawn, all enclosed by granite wall and established plant and shrub borders, patio area, oil tank, wooden shed, 16' 0" x 6' 0" greenhouse, honeysuckle entwined archway to further garden area.

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

DIRECTIONS: Via "What3Words" app: ///craziest.unframed.ages

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.











