



Eastholme, Fore Street,
Goldsithney, Penzance, Cornwall,
TR20 9HD



Marshall's
ESTATE AGENTS







EASTHOLME, FORE STREET, GOLDSITHNEY, PENZANCE, CORNWALL, TR20 9HD

£425,000 FREEHOLD

- * THREE BEDROOMS * LIVING ROOM * DINING ROOM * KITCHEN ***
- * UTILITY ROOM/CLOAKROOM * LPG CENTRAL HEATING * DOUBLE GLAZING ***
- * MANY PERIOD FEATURES * GOOD DECORATIVE ORDER ***
- * FIRST FLOOR BATHROOM WITH SEPARATE SHOWER ***
- * LOVELY COTTAGE STYLE GARDENS WITH LARGE TERRACE IDEAL FOR ENTERTAINING ***
- * IDEAL FAMILY HOME * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = F * COUNCIL TAX BAND = C * APPROXIMATELY 96 SQUARE METRES ***

A most charming three bedroom double fronted character cottage, located on the edge of this popular village, within a short walk from the centre and within the catchment area of the popular renowned St Hilary School. The property has well proportioned living accommodation, which the present vendors have maintained to a high standard, retaining many period features throughout and making an ideal family home. A particularly attractive feature are the cottage style gardens to the rear, which has a large sun terrace ideal for entertaining with steps up to lawned gardens with summer house, garden shed and well stocked flower borders. Eastholme is a lovely example of a character home which really needs to be viewed internally to appreciate to the full. Goldsithney is one of the most popular villages with a good array of amenities and only a short drive from the main towns of Penzance and Marazion.

ENTRANCE VESTIBULE: Tiled flooring, opening to:

LIVING ROOM: 13' 2" x 12' 1" (4.01m x 3.68m) Impressive granite inglenook fireplace with log burner set on a slate hearth flanked by shelving and cupboards, beamed ceiling, window seat to front, double glazed sliding sash window, wall lights, TV point, period style radiator.

DINING ROOM: 12' 9" x 10' 5" (3.89m x 3.17m) Period style fireplace, built in cupboards with shelving over, beamed ceiling, window seat to front, double glazed sliding sash window, wall lights, understairs cupboard, period style radiator.

KITCHEN: 19' 9" x 9' 0" (6.02m x 2.74m) Inset single drainer sink unit with cupboards below, range of fitted base units, worksurfaces and power points, shelving, double glazed sliding sash window overlooking gardens, built in oven, four ring hob and extractor fan, breakfast bar, tiled flooring, plumbing for dishwasher, period style radiator.

UTILITY ROOM: 7' 7" x 6' 5" (2.31m x 1.96m) Belfast sink, plumbing for washing machine, tiled floor, stable door to garden.

SEPARATE WC: Low level suite.

Stairs from living area to:

FIRST FLOOR LANDING:

BEDROOM TWO: 13' 5" x 10' 7" (4.09m x 3.23m) Window seat to front, double glazed sliding sash window, built in wardrobe, radiator, access to roof space.

BEDROOM ONE: 13' 2" x 12' 4" (4.01m x 3.76m) Window seat to front, double glazed sliding sash window, built in wardrobe, wall lights radiator.

BEDROOM THREE: 10' 6" x 8' 3" (3.20m x 2.51m) Double glazed sliding sash window overlooking rear gardens, radiator.

BATHROOM: White suite comprising panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, double size shower cubicle with chrome fittings and sliding glazed door, sunken spotlights, double glazed sliding sash window overlooking rear gardens, heated towel rail.

OUTSIDE: The property stands in lovely landscaped cottage style gardens with large sun terrace with raised borders surrounding and a brick barbecue, ideal for entertaining, steps up to lawned garden with well stocked flower borders and shrubs which creates a good degree of privacy, garden shed and a central feature of summer house both with electricity, which could be used for a variety of uses, subject to any necessary planning permissions.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///targeted.trucks.reefs

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 good. The property is built 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.

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