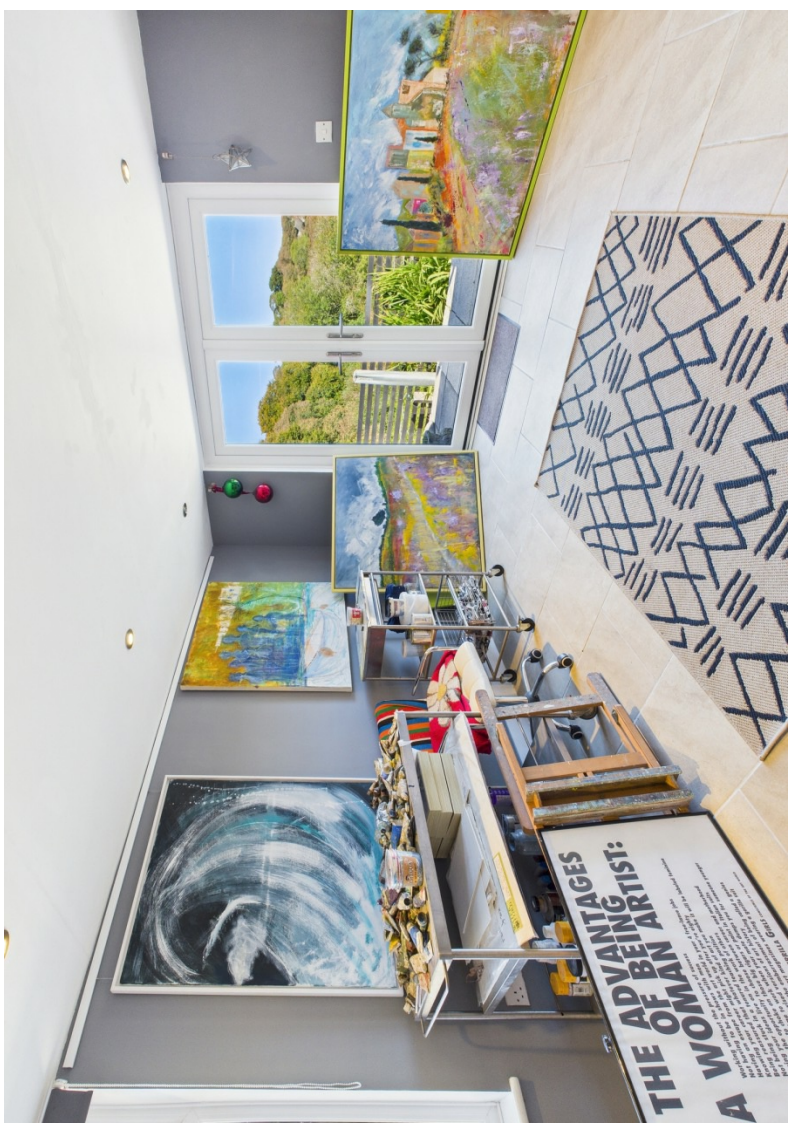


The Curlews, Gulval, Penzance,
Cornwall, TR20 8UR









THE CURLEWS, GULVAL, PENZANCE, CORNWALL, TR20 8UR

GUIDE PRICE £650,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * EN SUITE * SHOWER ROOM * 37FT KITCHEN/LIVING AREA ***

*** UTILITY/LAUNDRY ROOM * OFF STREET PARKING FOR SEVERAL VEHICLES ***

*** LARGE GARDENS * RURAL AND SEA VIEWS * VIEWING HIGHLY RECOMMENDED ***

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

A beautifully presented much improved three bedroom, individually designed, detached bungalow situated in a good size plot, in an elevated location enjoying far reaching views across Trevaylor Valley towards Mount's Bay and St Michael's Mount in the distance. This detached bungalow, built in the 1930's, offers spacious accommodation throughout to comprise of three double bedrooms, one of which en suite, a shower room with double shower cubicle, utility/laundry room and an open plan kitchen/living area of approximately 37ft. The property has undergone a high degree of renovation and modernisation by the present vendors and now offers a bright and spacious home. The property is approached over a driveway with parking for several vehicles and is surrounded to four sides by enclosed gardens and sun terraces to both the front and rear, which enjoys views across Trevaylor Valley and open farmland towards St Michael's Mount, Mounts Bay and beyond. There is a further wildlife garden area, a lower level to the side of the property. The bungalow has a spacious loft which, subject to necessary approval, could be converted into further living space. Located in a rural location and just a short walk away from Trevaylor Woods and stream, and is also close to the village of Gulval, which offers local amenities. A viewing of this delightful property is highly recommended to fully appreciate.

Double glazed composite door with central glass panels into:

OUTER HALLWAY: Tiled floor, further glazed door with glazed side panel into:

MAIN HALLWAY: Tiled floor, radiator, shelved cupboard, access to large loft space (ideally suited for conversion, subject to planning), door into:

KITCHEN/LIVING AREA: 36' 7" x 11' 10" (11.15m x 3.61m) Lounge, Hwan wood burner on slate hearth, wood floor, two windows to rear with views over Trevaylor Valley, full height double glazed bay window to side enjoying views over sun terrace and open farmland towards St Michael's Mount and the Lizard Peninsula, door to side sun terrace, inset spotlights.

KITCHEN/DINING AREA: Inset spotlights, tiled floor, double glazed window to rear, full height picture bay window to rear with valley views and door onto rear sun terrace, white gloss kitchen base units with wooden worksurfaces and tiling over, central island with stainless steel worksurfaces, five ring gas hob, extractor fan over, electric oven, plumbing for dishwasher, space for american style fridge/freezer, shelved pantry with window to rear

Doors from main hallway leading to:

BEDROOM ONE: 17' 7" x 11' 9" (5.36m x 3.58m) Stripped wood floor, radiator, two double glazed windows to front and side, double glazed french doors onto sun terrace enjoying the aforementioned views, fitted open wardrobes to one wall.

BEDROOM THREE: 10' 9" x 10' 3" (3.28m x 3.12m) Double glazed window to front, radiator built in wardrobes.

SHOWER ROOM: Double glazed window to front, WC, vanity wash hand basin, double shower cubicle, heated towel rail, tiled floor, inset spotlights, extractor fan.

Door from kitchen leads into:

REAR HALLWAY: Tiled floor, radiator, inset spotlights, double glazed composite door to front of building, further doors to:

BEDROOM TWO: 16' 1" x 10' 5" (4.90m x 3.17m) Double glazed window to side, double glazed patio doors onto rear sun terrace with views over Trevaylor Valley, tiled floor, inset spotlights, radiator, door to:

EN SUITE: Double glazed window to rear, tiled floor, heated towel rail, fully tiled shower cubicle, wash hand basin, WC, inset spotlights, extractor fan, shaver light and point.

OUTSIDE: To the front of the property there is a grass verge with granite posts delineating the boundary, pedestrian gated access to front garden which is laid to granite chippings, driveway with parking for several vehicles, pedestrian gate leads to side sun terrace, enjoying the views across lawn and further garden area towards St Michael's Mount and beyond. The sun terrace and gravelled garden continue to the rear, all enclosed by wooden fencing and enjoying views across Trevaylor Valley with outside tap and boiler. Side garden has two wooden sheds and an aluminium greenhouse, laid to granite chipping with raised flower and vegetable beds and further gate to the front. To one side of the property, on a lower level, there is a wildlife garden area which borders open farmland.

SERVICES: Mains water, electricity, private drainage.

DIRECTIONS: Via "What3Words" app: [///engine.crowned.bath](https://www.what3words.com/eng/crowned-bath)

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.

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01736 360203

Mousehole
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01736 795040

Camborne
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Lettings
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