



MAP estate agents
Putting your home on the map

Cross Common, The Lizard, Helston

Cross Common, The Lizard

The Lizard Point 0.8 miles | Kynance Cove 2 miles | Helston 11.5 miles | Truro 27 miles | Newquay Airport 46 miles | Exeter (M5) 114 miles (Distances are approximate)

This very deceptive home is located on the road through to Cross Common set on a sizeable plot and is being sold for just the second time in 90 years.

Hallway | Lounge | Kitchen Breakfast room | Dining room | Utility room | Rear porch | Shower room | Bathroom | WC | Four bedrooms – two on the ground floor and two on the first floor both with en-suites - the principal of which also has a dressing room | Gardens | Garage and parking for one car

£595,000
Freehold



Property Introduction

Recently updated having had two bedrooms and an en-suite for the principal bedroom with full height ceilings created in the attic space, the accommodation now comprises of four double bedrooms – two of which are on the ground floor, there is a lounge with wood burner, a dining room opening to a sun room, kitchen/breakfast room, a spacious hall, separate utility space, a bathroom, shower room and a separate cloakroom. The main bedroom on the first floor enjoys glimpses of the sea.

Outside there is a garage and parking for one car and a delightful front garden that wraps around to the sides of property with a range of established mature shrubs, trees and a vegetable plot. A separate lane to the side leads to a plot at the rear where there is currently planning permission for a three bedroom and a four bedroom quality home to be built (plots also available for sale).

Location

The Lizard village is mainland Britain's most southerly village, a special place jutting out into the sea where the Atlantic Ocean and the English Channel meet. It has been designated as an area of outstanding natural beauty.

The village is a short stroll away from the property and provides a range of amenities that include Post Office, food stores, butcher and a number of well regarded Public Houses and restaurants.

There is a Primary School whilst a Comprehensive School can be found in the village of Mullion which is approximately four miles distant. Redruth mainline Railway Station with its direct service to London Paddington is approximately twenty five miles away,

whilst Newquay Airport is approximately fifty miles away with a regular service to London Gatwick and other European destinations.

ACCOMMODATION COMPRISES

Open porch with tiled flooring, double glazed entrance door with glazed side panels opening to:-

ENTRANCE HALLWAY

A large and spacious hallway with radiator and coat storage. Solid wood flooring. Display shelving and under stairs storage cupboard. Archway through to the kitchen and doors off to:-

LOUNGE 14' 9" x 13' 9" (4.49m x 4.19m) plus bay

A dual aspect room with a double glazed bay window. A light and bright room with feature fireplace having a polished granite hearth with wooden mantelpiece over with tiled and back housing a wood burner.

DINING ROOM 14' 3" x 12' 9" (4.34m x 3.88m) maximum measurements

A large room with double glazed window to the side. Double glazed doors open to the sun room. tiled fireplace and hearth and useful storage cupboard/serving hatch to kitchen.

SUN ROOM 6' 11" x 4' 11" (2.11m x 1.50m)

Tiled floor. Top opening picture window and sliding double glazed doors open to the garden.

KITCHEN 13' 6" x 9' 9" (4.11m x 2.97m)

Two storage cupboards, oil fired 'Rayburn', double glazed window with a range of solid wood wall and floor mounted cupboards with work top over incorporating a one and a half bowl sink and drainer. Space for cooker with extractor hood above. Tiled surround and opening through to:-

BREAKFAST ROOM 11' 3" x 10' 6" (3.43m x 3.20m)

Double glazed window, radiator. Sliding double glazed doors opening to the garden.

REAR PORCH 5' 5" x 3' 11" (1.65m x 1.19m)

Double glazed window and stable door opening to the garden. Space for coat storage. Open to the:-



UTILITY ROOM 6' 11" x 5' 4" (2.11m x 1.62m)

Double glazed top opening window. Wall and floor cupboards with work top over incorporating a sink and drainer. Extractor fan. Space for washing machine. Returning to hallway, doors off to:-

BEDROOM THREE 14' 10" x 10' 7" (4.52m x 3.22m)

Double glazed bay window to the front. Radiator. Pedestal wash hand basin with tiled splashback and mirror above.

BEDROOM FOUR 12' 11" x 10' 8" (3.93m x 3.25m)

Double glazed window to side elevation. Radiator. Pedestal wash hand basin with tiled splashback and mirror above.

GROUND FLOOR SHOWER ROOM

Obscured double glazed windows. Low level WC, shower cubicle and wall hung wash basin. Tiled walls. Heated towel rail

GROUND FLOOR BATHROOM

Free standing bath with claw feet and off-set taps and vanity wash hand basin with mirror and shelf above. Obscured double glazed window and radiator with towel rail over. Half tiled walls,

GROUND FLOOR CLOAKROOM

Low level WC. Obscured double glazed window. Half tiled walls.

HALF LANDING

Double glazed window and radiator. A generous space ideal for a desk or sofa. Stairs continuing up to the:-

FIRST FLOOR LANDING

'Velux' window and storage cupboard. Radiator. Plenty of space for a small sofa or working desk. Doors off to:-

PRINCIPAL BEDROOM ONE SUITE 22' 1" x 7' 10" (6.73m x 2.39m) increasing to 12'1"

Double glazed window and 'Velux window making this a light and

bright room enjoying sea views. Two radiators. Spotlighting. Aerial socket. Doors opening to:-

WALK-IN DRESSING ROOM 8' 11" x 6' 8" (2.72m x 2.03m)

A spacious room with two hanging rails. Spotlighting. Radiator and storage cupboards.

EN-SUITE SHOWER ROOM

Pedestal wash hand basin, low level WC and walk-in shower with splash boarding. Exposed beams, heated towel rail and extractor fan.

BEDROOM TWO 15' 6" x 10' 8" (4.72m x 3.25m) maximum overall measurements, irregular shape

Double glazed window and 'Velux' window, two radiators, storage cupboards with hanging space. Aerial socket. Door to:-

EN-SUITE

'Velux' window. Low level WC, pedestal wash hand basin with mirror over and walk-in shower cubicle. Heated towel rail. Spotlights.

OUTSIDE FRONT

To the front of the property is a garage and gravelled driveway with parking for one car. A pathway leads to the front entrance across the lawn. A pedestrian gate opens to a pathway leading to the front entrance with lawn to either side and a variety of mature trees, shrubs and hedging. A pathway around both sides of the property leads around to the garden.

GARAGE

Double glazed window and door to rear. Lighting and electric connected.

REAR GARDEN

The garden wraps around the property with an apple tree to the side with wall and hedging surround. Outside tap and outside courtesy lighting.

SERVICES

Services connected are mains water, mains drainage and mains electric.

AGENT'S NOTE

The Council Tax band for the property is band 'E'. Please note, the first floor rooms benefit from full height ceilings (there is no restricted headroom).

DIRECTIONS

From Helston take the A394 towards The Lizard. Continue past Mullion Holiday Park and just after the turning for Kynance Cove take the left hand turn. Proceed along the road, past The Triangle and the property is located on the right hand side. If using What3words:- orders.finishers.moth





MAP's

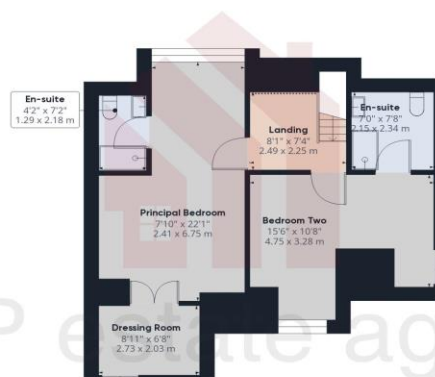
Top reasons to view this home

- Located at Cross Common, The Lizard
- Spacious detached house
- Lounge and separate dining room
- Breakfast room and kitchen with Rayburn
- Four double bedrooms
- First floor bedrooms en-suite and principal with dressing room
- Bathroom, shower room and ground floor cloakroom
- Garden with established plants, trees and vegetable plot
- Garage and driveway parking for one car
- Located at The Lizard with its breathtaking scenery and amenities

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Ground Floor



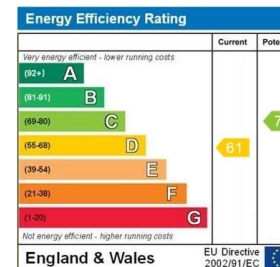
Floor 1

Approximate total area⁽¹⁾

2024.3 ft²
188.06 m²

Reduced headroom

0.89 ft²
0.08 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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