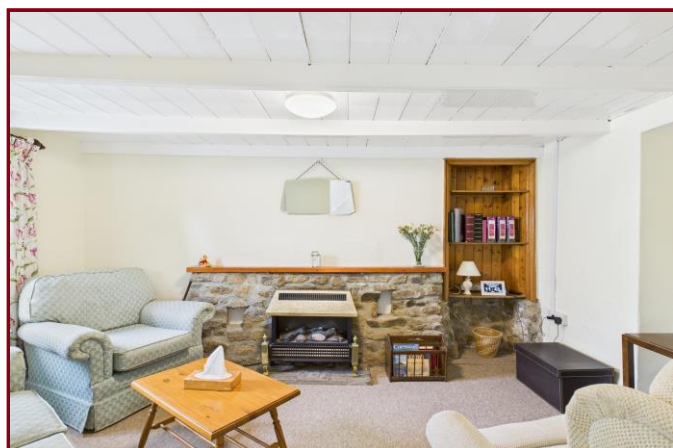




**MAP estate agents**  
Putting your home on the map

**Fore Street,  
Goldsithney, Penzance**

**£230,000  
Freehold**







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## **Property Introduction**

A charming mid-terraced character cottage situated in an ideal location for accessing the local shops and amenities of Goldsithney.

The cottage requires a degree of updating and is believed to be being offered for sale for the first time on the open market! The cottage offers many characteristic features you would expect from a property of this period such as beamed ceilings and a fabulous Cornish Range oven located in the dining room. The accommodation briefly comprises of an entrance hall, lounge, dining room, kitchen, rear entrance with access to a utility and cloakroom, whilst to the first floor are two bedrooms and a generous sized bathroom.

Externally to the rear is an enclosed garden with a paved patio and a variety of shrubs with a gateway giving access on to the lane.

## **Location**

Goldsithney is a quaint village situated close to the nearby adjoining village of Marazion and the town of Penzance is nearby with its mainline railway station to London Paddington. Goldsithney caters very well for local conveniences such as a village shop, two public houses with Marazion itself offering further retail outlets and facilities along with its beautiful sandy beach with an array of local eateries taking in the wonderful vista towards St Michaels Mount.

As you would expect from such a location there are a variety of delightful inland and coastal walks making the village a wonderful place to call home. Travelling to other parts of the county the main A30 trunk road is within approximately twenty minutes driving distance, with the cathedral city of Truro being the main centre in Cornwall for business and commerce, a further thirty minutes driving distance away.

### **ACCOMMODATION COMPRISES**

Part glazed entrance door opening to:-

### **ENTRANCE HALLWAY**

Staircase to first floor with understairs storage cupboard. Window to rear elevation. Night storage heater. Electric meters and access to:-

### LOUNGE 13' 1" x 9' 7" (3.98m x 2.92m)

Sliding door to hallway. Window to the front elevation with secondary double glazing. Night storage heater. Beamed ceiling, open fireplace with wood mantel over, shelved recess to side.

### DINING ROOM 13' 0" x 10' 2" (3.96m x 3.10m) maximum measurements

Window to rear elevation and secondary double glazed window to front elevation. Beamed ceiling. Feature Cornish Range oven, night storage heater.

### KITCHEN 11' 0" x 10' 4" (3.35m x 3.15m)

Window to side elevation, single stainless steel sink unit with mixer tap, a range of base and wall mounted storage cupboards, range of work surfaces and beamed ceiling. Access to:-

### REAR ENTRANCE

Stable door to exterior and access to:-

### UTILITY 6' 2" x 6' 1" (1.88m x 1.85m)

Double glazed window to rear elevation. Plumbing for automatic washing machine. Base storage cupboard. Single stainless steel sink unit with mixer tap. Access to:-

### CLOAKROOM

Double glazed window to rear elevation. Low flush WC and wash hand basin.

### FIRST FLOOR LANDING

Airing cupboard housing immersion heater. Window to rear elevation.

### BEDROOM ONE 13' 3" x 10' 3" (4.04m x 3.12m) maximum measurements

Window to front elevation. Victorian fireplace, night storage heater.

### BEDROOM TWO 12' 0" x 10' 4" (3.65m x 3.15m)

Window to front elevation. Night storage heater. Recess with shelving.

### BATHROOM

A generous sized bathroom with window to side elevation. Low flush WC, wash and basin with louvre storage cupboards under and walk-in shower/bath. Night storage heater and canopy ceiling.

### OUTSIDE FRONT

Immediately to the front of the property is a variety of shrubs with picket style fence and gateway giving access into the property.

### REAR GARDEN

The rear garden is enclosed with a paved patio, a further variety of mature shrubs, pedestrian gateway leading to the lane and a useful water tap.

### SERVICES

Mains drainage, mains water and mains electric.

### AGENT'S NOTE

The Council Tax band for the property is band 'C'. We understand that the property is located in a Conservation Area.

### DIRECTIONS

On entering Goldsithney the property is situated on the right hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- transmits.daredevil.silly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		





## MAP's top reasons to view this home

- A charming terraced cottage located in a central village position
- Many characteristic features with attractive part slate hung exterior
- 13' Lounge
- Dining room with feature Cornish Range
- Rear entrance/utility room
- Cloakroom
- Two first floor bedrooms
- Electric night storage heating
- Enclosed rear garden
- Offered for sale with vacant possession



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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