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**Godolphin Road,
Long Rock, Penzance**

**Guide Price £425,000
Freehold**





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Property Introduction

This most spacious and versatile detached property is conveniently located in the centre of Long Rock village just a short walk to the beach and local amenities.

Boasting three reception rooms, kitchen, utility and shower room on the ground floor with four bedrooms, bathroom and studio room located upstairs, we feel the house lends itself well to extended family living.

With views from the principal bedroom to St. Michael's Mount, a pretty south facing courtyard garden as well as off road parking for two cars, we strongly advise viewing internally to appreciate the amount of light and airy accommodation this lovely home has to offer.

Location

The property is situated in the heart of Long Rock, being only two hundred yards from the sandy beaches and the level coast path, which takes you to Marazion to the east and Penzance in a westerly direction. Long Rock is on the local bus route which takes you approximately two miles to Penzance and one mile to Marazion.

Penzance has a wide range of retail outlets along with a Railway and bus station. Marazion is a popular seaside town with lovely beaches and the stunning St. Michael's Mount. Long Rock benefits from two Public Houses, a shop and Post Office.

ACCOMMODATION COMPRISES

Multi-paned panel front door to:

ENTRANCE HALL

Tiled flooring. Radiator. Stairs rising to first floor. Radiator. Doors to:

LIVING ROOM 15' 11" x 11' 11" (4.85m x 3.63m) maximum measurements into bay

Feature fireplace with attractive surround and tiled hearth housing wood burning stove with shelved recesses to either side. Double glazed bay window to front. Window reveal to kitchen. Exposed floorboards. Radiator. Television point.

SITTING ROOM 13' 5" x 11' 11" (4.09m x 3.63m) maximum measurements, plus bay

Feature fireplace with slate hearth and wooden mantel over housing log burning stove. Double glazed bay window to front. Radiator. Television point. Exposed floorboards.

DINING ROOM 16' 3" x 9' 4" (4.95m x 2.84m) maximum measurements

One wall fitted with matching base cupboards with work surface over. Two double glazed windows to rear. Tiled flooring. Vaulted ceiling with skylight window. Radiator. Doorway to:-

KITCHEN 13' 10" x 7' 11" (4.21m x 2.41m)

Fitted with a matching range of white wall and base cupboards with 'butchers block' work surfaces over. Space for range cooker. Space for fridge/freezer. Space and plumbing for dishwasher. One and a half bowl sink unit with mixer tap over. Window reveal to living room. Tiled flooring.

From dining room, door to:-

UTILITY ROOM 12' 7" x 5' 0" (3.83m x 1.52m)

Space for washing machine and tumble drier. Wall mounted gas combination boiler. Double glazed window to side. Door to:

GROUND FLOOR SHOWER ROOM

Independent shower enclosure housing mains fed shower unit. Close coupled WC and pedestal wash handbasin. Double glazed window to rear.

From entrance hall, open tread stairs to:-

FIRST FLOOR LANDING

Access hatch to loft space. Smoke alarm. Two double glazed windows to front. Radiator. Doors to:-

BEDROOM ONE 14' 7" x 11' 3" (4.44m x 3.43m) maximum measurements into bay

Double glazed bay window to front gaining views over St. Michael's Mount. Built in quadruple wardrobe with sliding doors. Radiator.

BEDROOM TWO 13' 2" x 12' 0" (4.01m x 3.65m) maximum measurements

Double glazed window to side. Wall mounted wash handbasin. Radiator.

BEDROOM THREE 13' 10" x 7' 11" (4.21m x 2.41m)

Double glazed window to rear. Radiator.

BEDROOM FOUR 10' 8" x 6' 9" (3.25m x 2.06m) maximum measurements

A pretty dual aspect room. Radiator.

STUDIO/HOBBY ROOM 11' 10" x 7' 5" (3.60m x 2.26m) maximum measurements, irregular shape

Four double glazed windows to front. Exposed floorboards.

BATHROOM

Fitted with a white suite comprising panelled bath, wash handbasin and close coupled WC. Heated towel rail. Velux window.

OUTSIDE

To the side of the property one will find off road parking for two cars. To the front of the house there is a most attractive and sheltered courtyard garden boasting a southerly aspect. Here you will find a tiled seating area, well planted borders and to top it off a palm tree.

SERVICES

The property benefits from mains water, mains electricity, mains drainage and mains gas.

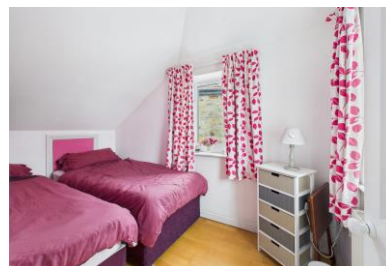
AGENT'S NOTES

Please be advised that the property's Council Tax Band is band 'D'.

DIRECTIONS

On entering Long Rock in a westerly direction the property will be seen on the right hand side opposite the general stores. If using What 3 words:-

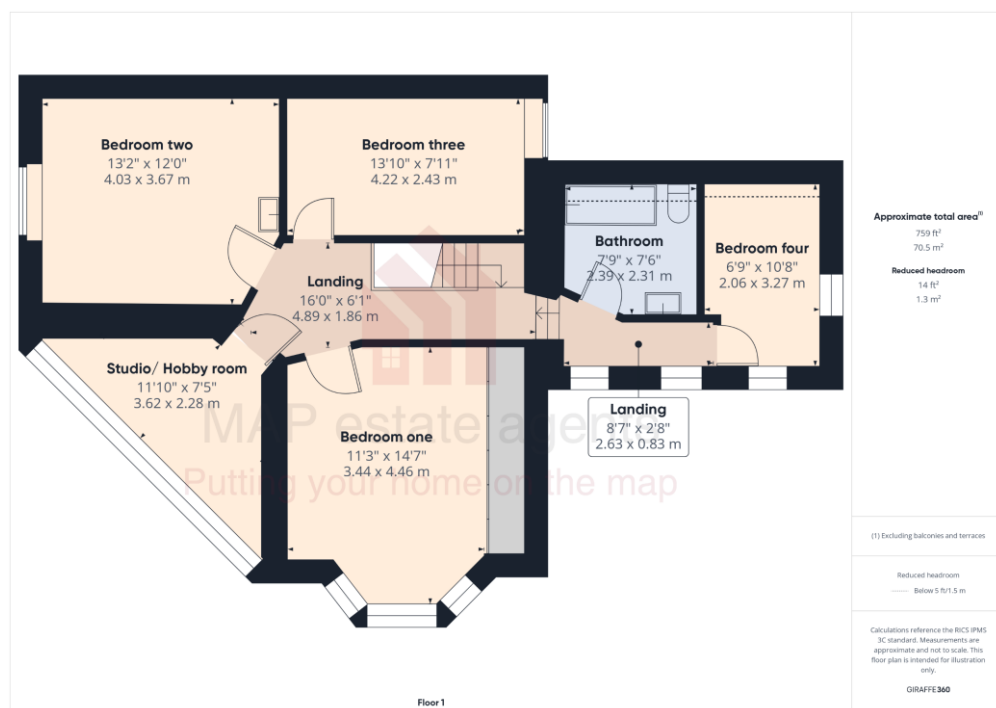
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MAP's top reasons to view this home

- Spacious and versatile accommodation
- Three reception rooms, four bedrooms
- Ground floor shower room
- First floor bathroom
- Hobby room/office/studio
- Short walk to the beach
- Close to amenities
- Sunny courtyard garden
- Very well presented
- Offered for sale chain free



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

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