



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9536

Guide £325,000

**The Hobbit Hole,  
2 Kennel Lane, Aldreath Road, Madron, Penzance, Cornwall, TR20 8ST**

**FREEHOLD**



**Nestled in the heart of the popular, quiet village of Madron on the outskirts of Penzance – this beautifully presented, stone faced detached 2 bedroomed character cottage. With 2 good sized double bedrooms, open-plan living accommodation, beautifully appointed kitchen and lovely bathroom, with driveway parking for 2 vehicles and an enclosed, sunny courtyard garden.**



**SUMMARY OF ACCOMMODATION – In all, about 792sq.ft.**

Entrance hall, L-shaped open-plan kitchen/dining/sitting room with mezzanine seating area, inner hall, 2 double bedrooms, bathroom.

**Outside** Driveway parking for 2 vehicles in tandem plus a stone chipping courtyard garden and further uncultivated garden area.

**DESCRIPTION**

The Hobbit Hole is a beautifully presented character cottage, offering unique accommodation arranged across a single storey with a small mezzanine seating area – comprising an open-plan L-shaped kitchen/dining/sitting room with open vaulted ceiling giving a true feeling of light and space, with an inner hall, two double bedrooms and a beautifully appointed bathroom.

To the side of the house is a tandem driveway for two vehicles which leads around to the enclosed rear crunchy gravelled courtyard garden basking in the day's sunshine with a hot tub/jacuzzi.

To the rear of the driveway, there is also a further enclosed area of garden which has not been cultivated at present but could provide further garden space if needed.

There is also obvious scope to extend the house, subject to the necessary planning permissions being obtained.

**LOCATION**

Madron sits approximately 2 miles north of Penzance and is the historic mother parish of the area, with its ancient church, alms houses, primary school and public house at its heart – Madron is positioned between the north and south Cornish coasts and has immediate proximity to stunning open countryside. An area steeped in history and is nestled equidistant between the large thriving harbourside towns of St Ives and Penzance, with both offering an array of local and national chain shops, amenities, schooling, healthcare and access onto the main London to Paddington railway line.

**THE ACCOMMODATION COMPRISES  
(all floor plans and dimensions are approximate)**

A part glazed contemporary composite sage green stable front door opens into the:-

**ENTRANCE HALL** With its slated flooring, also providing access to the bathroom, kitchen and separately to the sitting room.

**OPEN-PLAN KITCHEN / DINING / SITTING ROOM** Loosely arranged as a **kitchen/dining room (21'1" x 12'4")** and a **sitting room (13'11" x 12'8")**.



**KITCHEN / DINING ROOM** The kitchen has been beautifully appointed with a range of matching fitted wall and base units in a Shaker style with square edged granite effect worktops fitted with a mid-height conventional electric oven, five ring gas hob and 1½ bowl stainless steel sink and drainer with plentiful undercounter space for further freestanding appliances. With light from a deep sill window to the front elevation overlooking the front garden between the exposed stone and granite feature walls, with the kitchen leading through to the open-plan vaulted ceilinged dining area in front of a tall impressive stone feature fireplace, further flooded with light from a high level Velux window and two windows on the rear elevation overlooking the rear garden.



This is open-plan to the seating area which again is under the impressive, voluminous vaulted ceiling with a cosy seating area under a tall pyramid topped window on the side elevation and amongst the exposed stone and granite walls, with a further mezzanine seating area, flooded with light from a high level Velux window. The seating area then leads onto both bedroom 2 and into an inner hall which serves bedroom 1 and leads to the garden.

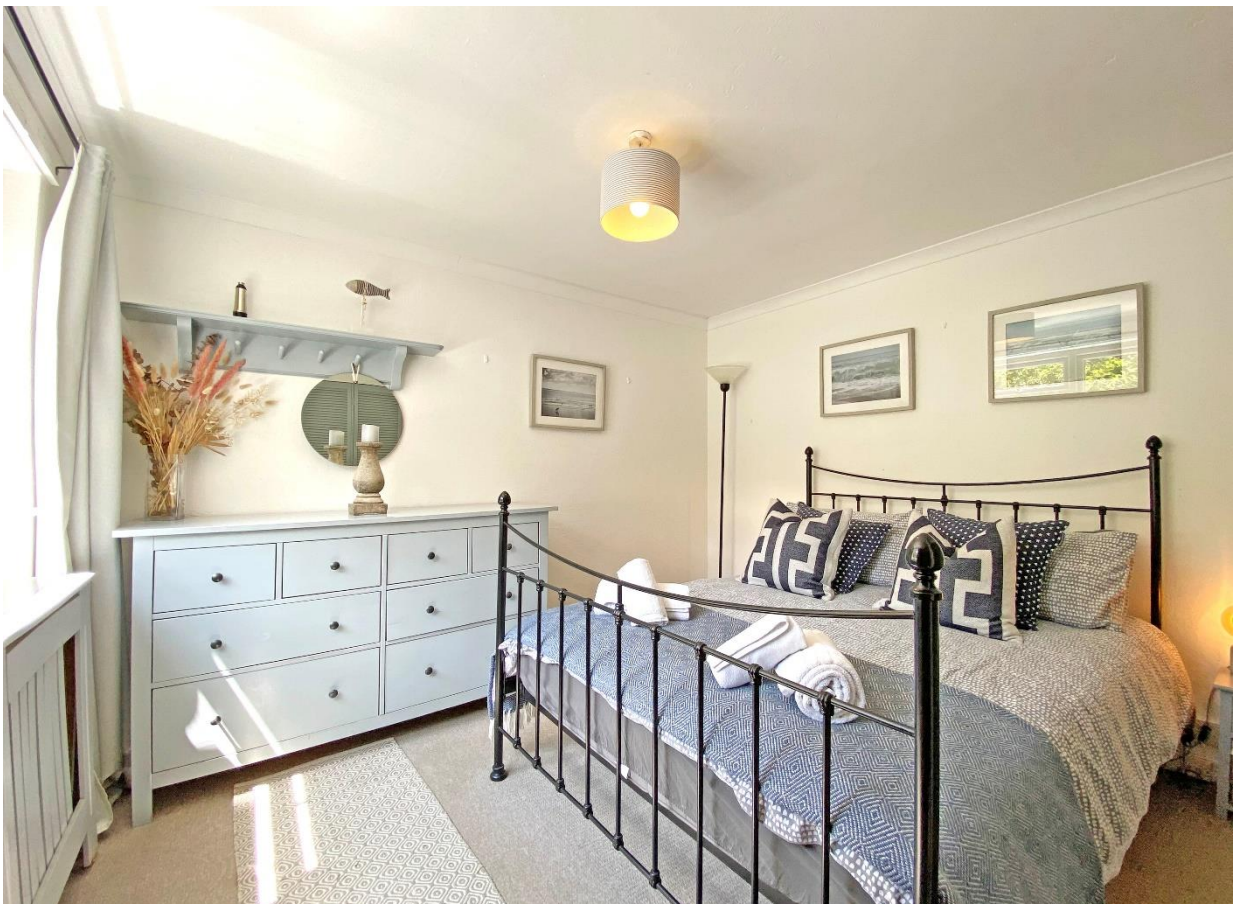
**BEDROOM 2 – 14'1" x 8'2"** A good sized double bedroom with two windows to the front elevation overlooking the front garden and a further to the rear.







Inner hall with part glazed contemporary stable door leading out to the garden and separately onto:-



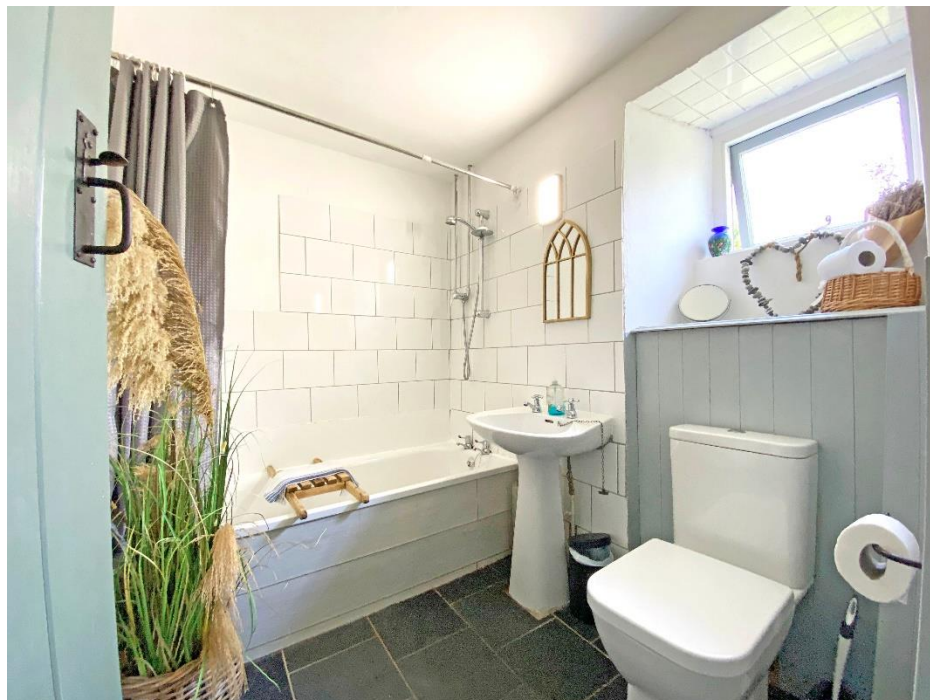


**BEDROOM 1 – 11'6" x 10'11"** A good sized double bedroom, positioned to the rear of the house with window to the side elevation overlooking the garden. Fitted with a range of fitted wardrobes providing plentiful hanging and shelved storage.

### **BATHROOM**

Beautifully appointed with slate tiled floor, panelled bath with shower over, pedestal mounted wash hand basin and low level flush wc, lit by an obscured glazed window to the front elevation.

From the rear hall, the part glazed stable door opens to the rear garden.



### **OUTSIDE**

To the side of the house, private driveway parking for 2 vehicles, which leads to pedestrian gates that wraparound the back of the accommodation to the landscaped rear garden, but also through to another uncultivated small area of garden which could be incorporated as required.

The low maintenance courtyard garden is laid to ease of maintenance with crunchy gravel chippings, a suntrap sheltered seating area with hot tub/jacuzzi, bordered by high stone walling and tree/hedge lined boundary.



To the front, is a profusely stocked, mature planted front garden providing a great degree of screening and privacy from the village lane.





### **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR20 8ST.

**SERVICES** Mains water, electricity and drainage with oil fired central heating.

**COUNCIL TAX BAND** Small business rates (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

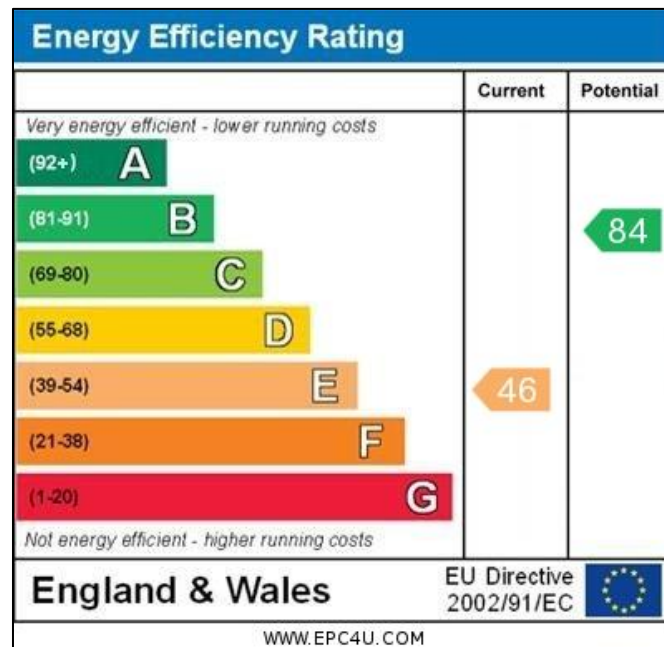
**DIRECTIONS** Proceed into the heart of Madron and take the first right hand turning onto Aldreath Road. The Hobbit Hole will be found after a very short distance on the left hand side.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

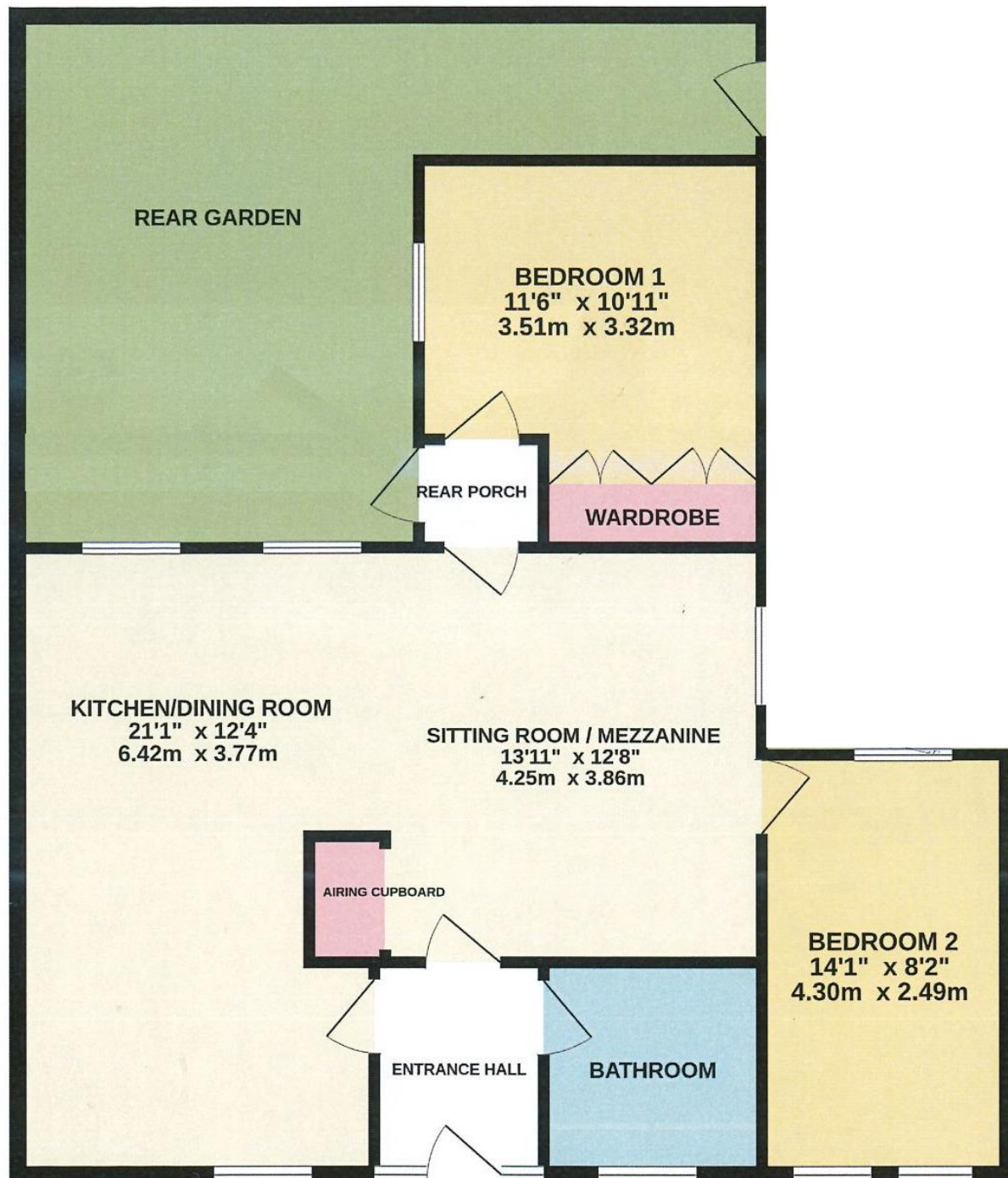
### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





**Not to scale – for identification purposes only.**



**TOTAL FLOOR AREA : 792 sq.ft. (73.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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