



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10106

Offers over £285,000

Woodreeve,
1 Church Hill, Ludgvan, Penzance, Cornwall, TR20 8EU

FREEHOLD



A gorgeous quintessential Grade II Listed double fronted granite faced 4 bedroomed, 3 reception roomed detached village house in need of thorough updating, with parking, garage and good sized rear garden. To be sold with no onward chain to close an Estate, this is a perfect opportunity to add significant value to this property, in a well regarded area only about 1.5 miles walk from Marazion beach.





SUMMARY OF ACCOMMODATION

Ground Floor Hall, sitting room, living room, dining room, kitchen, utility/wc.

First Floor Split level landings, 4 bedrooms, bathroom.

Outside Parking spaces to the front and side of a garage. Pretty front garden, side courtyard with stone outbuilding. Raised garden to the rear, overgrown in parts, with greenhouse and views.

DESCRIPTION

Woodreeve is the often asked for and seldom found classic double fronted detached Grade II Listed house requiring sensitive modernisation. The property is to be sold to close an Estate and evidently requires work and attention in various places but also offers an element of being a blank canvas for a new owner to amend the interior layout to provide improved kitchen and bathroom facilities, subject to all necessary consents. Unlike other smaller cottages, Woodreeve certainly has the space to do this and is not afflicted by low ceilings.

On the ground floor one will find three reception rooms, a utility/wc and a small kitchen, with extensive halls linking the rooms and the front door to the side door opening to the courtyard. The central staircase rises and divides to landings at the front and rear with a tall window

beside. Across the front are three classic bedrooms whilst a further double bedroom and small dated bathroom are found to the rear.

The outside space is commensurate with the house both in terms of style and space. To the front, behind walls and carved granite gateposts is a picturesque formal front garden whilst to the side is a courtyard with stone outbuilding and to the rear is a sloping but sizeable garden ready for landscaping. To the side of the front is a garage and one or two parking spaces.



LOCATION

Woodreeve enjoys a sunny southerly aspect to the front and is found at the foot of Church Hill which rises up to Ludgvan Churchtown which is a very pretty small village with church and pub. In the other direction one can walk to the local primary school, shop, takeaway and pub in Crowlas.

Amazingly it is also relatively simple to walk mostly on quiet lanes and footpaths from the front door to Marazion beach looking out across Mounts Bay and straight to St Michael's Mount with this being about 1.5 miles away. Marazion is a slightly larger coastal town, well served with cafés, inns and art galleries as well as having the long beach famed for kite surfing and an active dinghy racing sailing club.



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The larger nearby towns of Penzance and Hayle offer a full range of facilities including local hospitals, schooling for all ages, high street shopping and out of town supermarkets as well as many local attractions. Penzance is at the terminus of the Penzance to Paddington main railway line which also has stations at St Erth and Hayle. A branch railway line from St Erth leads to Carbis Bay and St Ives and there are 4 miles of golden sands to explore around St Ives Bay.



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

A painted wood period style but modern part obscure glazed front door opens to:-

LOBBY Painted beamed and boarded ceiling, dado rails, painted panelled and part obscure glazed door with internal window over to:-

HALL Painted beamed and boarded ceiling, dado rails, recessed shelved area, turning staircase to the first floor with obscured stained glass window over. Further hall off with obscure glazed door to the side courtyard and garden beyond. Painted panelled doors to the two principal reception rooms and further doors to the dining room and utility/wc.

LIVING ROOM – 12'8" x 9'9"
extending to 10'6" Good working multi pane sash window to the front in painted panelled surround. Former fire breast with boarded area to one side.



SITTING ROOM – 11'6" x 11'2" Good working multi pane sash window to the front in painted panelled surround with window seat below. Painted beamed and boarded ceiling, fireplace with tiled surround and hearth.



DINING ROOM – 9'8" x 9'5" Large sash window to the side with window seat. Painted beamed and boarded ceiling. Fireplace, cupboard housing the oil fired boiler with further cupboard over with slatted wooden shelving. Additional recessed cupboard. Door to:-



KITCHEN – 7' x 6'3" Sash window in good order to the side with tiled sill. Four pale wood effect cupboards with drawers over below a granite effect counter top with stainless steel sink and drainer and chrome taps. Recessed shelved area, tiled walls to half height.



UTILITY / WC – 8'6" x 4'6" Obscured window in good order with deep tiled sill. White wc, white cantilevered period style wash basin with chrome taps. Space and plumbing for a washing machine. One tiled wall to half height and tiled shelf.

FIRST FLOOR

LANDING Front and rear landings approached over a split staircase lit by a tall obscured stained glass window. Door from the rear landing to bedroom 4 and the bathroom and doors from the front landing to:-

BEDROOM 1 – 16'7" x 10'2" Multi pane sash window to the front, high ceiling with canopied edges.



BEDROOM 2 – 16'5" x 7'9" Multi pane sash window to the front, high ceiling with canopied edges, in part with decorative damage.

BEDROOM 3 – 12'4" x 7'3" Multi pane sash window to the front, high ceiling with canopied edges.



BEDROOM 4 – 11'3" x 10' Large sash window to the side with countryside and village views. High ceiling with canopied edge, access to loft space.

BATHROOM White enamelled cast iron bath with chrome taps. Wc, pedestal wash basin with chrome taps. Recessed shelving, tiling where necessary. Obscured sash window to the side.

OUTSIDE



The property is set back from the roadside behind a low granite topped wall with carved granite gate piers holding a pedestrian gate opening to a central path leading to the front door. To either side are gravelled areas with planted surrounding beds including roses and camellias. Immediately beside the frontage is a parking area with space for 1-2 cars and access to the **DETACHED SINGLE GARAGE** (not accessible at the time of our visit).

To the side of the house is a large concreted courtyard either approached via a pedestrian gate beside the garage or from a door at the side of the house. To the side of this is a stone outbuilding with slate roof and two low high pedestrian doors. The rear part of the roof has in part fallen in under the weight of ivy.



To the other side of the courtyard, attached to the rear of the house, is a lean-to workshop with pedestrian door, window and workbench.

A further pedestrian door opens on the other side to an additional covered area and pathway giving access around the rear of the house.



To the rear of the property is an elevated garden with greenhouse and further corrugated metal outbuilding mostly covered in ivy. The garden is of a generous size, sloping and has various plants within it, although much of it requires significant cutting back. From the garden there are attractive elevated views over the village and surrounding countryside.

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 8EU.

SERVICES Mains water, drainage and electricity – all to be confirmed. Oil fired boiler – to be confirmed.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

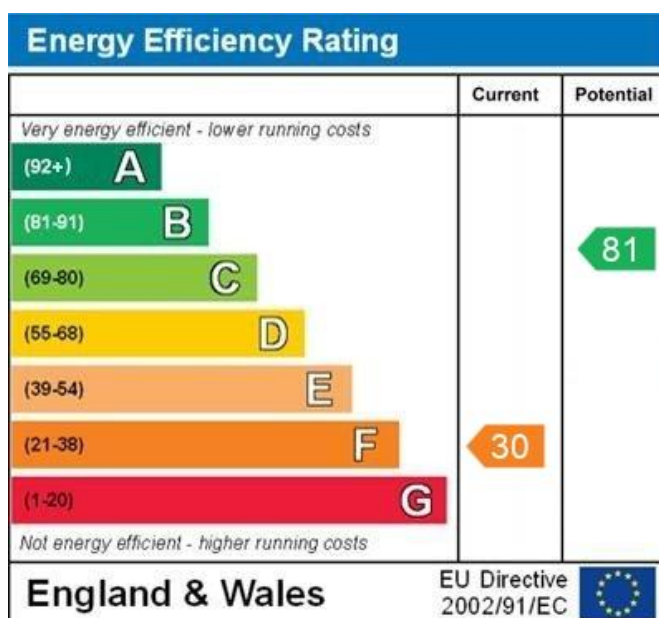
DIRECTIONS Proceed along the A30 until reaching Crowlas, at the crossroads turn in the direction signed to Ludgvan. The road rises slightly uphill then dips downhill again before beginning to rise uphill at which point Woodreeve will be found immediately on the right hand side.

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.

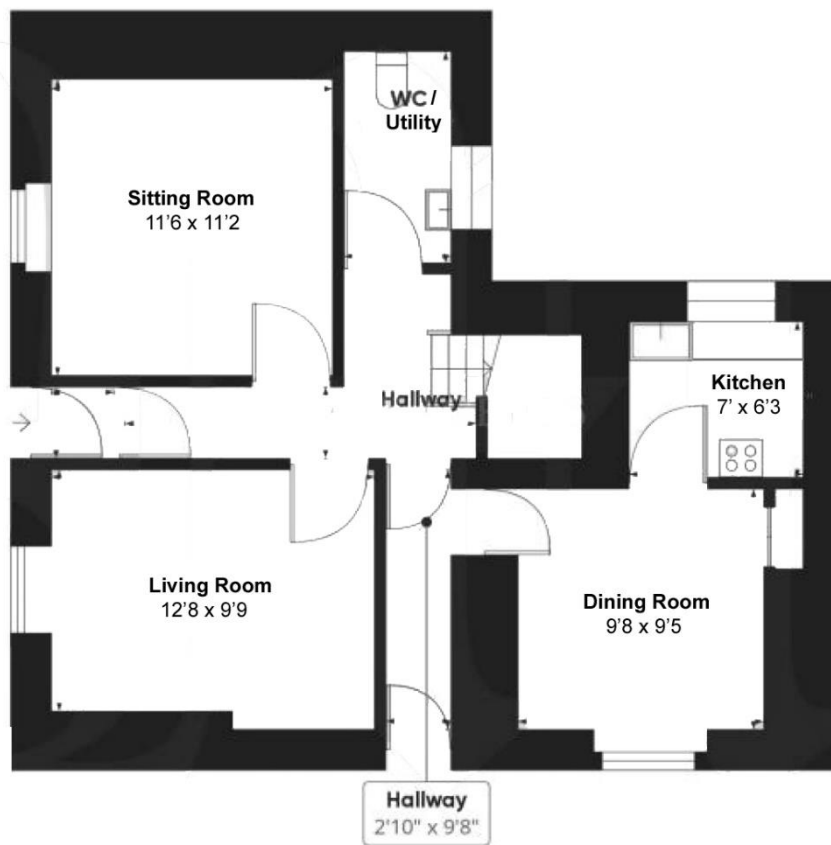
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

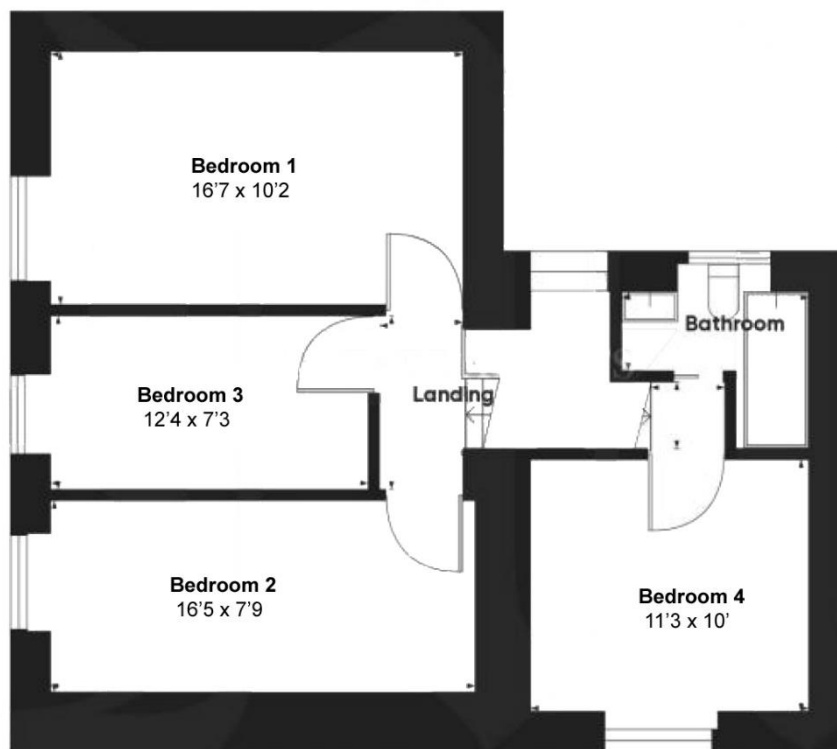
Approved Redress Scheme



Not to scale – for identification purposes only.



Ground Floor



First Floor

