



LILlicrap CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10356/10364

£499,950

**Kernyck,
Crowlas, Penzance, Cornwall, TR20 8DS**

FREEHOLD



Occupying an extraordinary level riverside garden plot of about 0.36 of an acre in the heart of the well served village of Crowlas, close to Marazion beach, a smartly presented detached 4 bedrommed, 2 bathrommed contemporary styled house with planning permission for extension and double garage and huge further potential. A wonderful family home within walking distance of schooling, general store and village inn, with extensive parking area to the roadside giving potential for various commercial enterprises, subject to all necessary consents. No onward chain.





SUMMARY OF ACCOMMODATION

Ground Floor Kitchen semi open-plan to living/dining room. Hall, 2 bedrooms, shower room.

First Floor Landing, 2 double bedrooms, bathroom.

Outside Gated driveway entrance. Initial large parking area/yard with extensive further parking beyond and planning permission for a detached double garage with room over. Detached workshop. Beautiful level lawned gardens surrounded by deep mature beds and mature trees siding on to the Red River. Morning and evening terraces with barbecue area. Large children's play area.

In all, about 0.36 of an acre.

DESCRIPTION

Kernyck offers an exceptionally rare mix of attributes being a family sized contemporary house standing in exquisite large level gardens yet being in the heart of a well served and easily accessed near coastal village. Another surprising benefit of this property is that it has a long road frontage with full length drop kerb and sizeable parking or yard area with a workshop to its rear, all of which separates the house and its gardens from the village scene.

This area has previously been the setting for various businesses and therefore it would seem perfectly logical that a new owner may find themselves with the ideal opportunity to either advertise their business or even run one from the property, whilst still enjoying an exceptional family home, the commercial part of which would of course be subject to all necessary consents first being obtained. As it is currently used, this area has proved to be excellent for general storage and parking numerous vehicles keeping the grounds around the house free to enjoy.

The house is believed to have been built in the 1960's and may well have been extended so that it now provides well proportioned and very stylish, 4 bed roomed, 2 bath/shower roomed accommodation with the upper floor having high vaulted ceilings. The living space is arranged in a semi open-plan layout with the kitchen opening through to a larger living/dining room with plentiful windows filling the space with light and a pair of glazed doors opening to the evening terrace with a barbecue area. To the south eastern side of the house is a further large gravelled patio and slightly raised paved terrace set above the Red River.

The majority of the gardens are one large lawn with several mature trees, well established hedgerows and specimen stocked sleeper edged beds. A large golden flint area is either further entertaining or driveway space and adjacent to this is a



huge bark chipped area ideal for children's play equipment and it is here that there is planning permission for the detached garage. In addition our clients have gained planning permission to greatly extend the property at first floor level whilst also increasing the ridge height creating a dramatic 4 bedrooomed house with the ground floor bedrooms being opened up into one large additional reception room. The house cannot easily be extended under this first floor area due to a mains water pipe, although the design creates a most attractive and dramatic house with vast covered area which could prove to be a wonderful sheltered outdoor space.



LOCATION

Kernyck is found in the heart of Crowlas with a primary school, general store, takeaway and inn whilst a walk up to Ludgvan Churchtown leads to a very pretty small village with a church and further pub. Bus stops just a few yards away provide a regular service to Penzance and St Ives amongst other locations and have proved very useful for access to restaurants in the evening and secondary schooling during the day.



Amazingly it is also a 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 cafes, inns and art galleries as well as having the long beach famed for kite surfing and having an active dinghy racing sailing club.



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 COMPRISSES
(all floor plans and dimensions are approximate)

A contemporary part obscure glazed door with matching full height double glazed window beside opens to:-

KITCHEN – 20'4" x 7'9" Feeling much larger due to the semi open-plan nature with the living/dining room through a 9'5" wide opening also helping to fill the kitchen with light. Fitted with a modern dark blue Shaker style range of kitchen units



under white counter tops with a white 1½ bowl sink and drainer with shower head style mixer tap over. Concealed integrated dishwasher, full height fridge and separate full height freezer. Belling stainless steel range cooker with induction hob and stainless steel extractor over. Under cabinet counter lights, Worcester mains gas fired boiler concealed in a cupboard. Archway to the inner hall, wood effect flooring flowing seamlessly from this room through to:-

LIVING / DINING ROOM – 20'2" x 13' Triple aspect of double glazed windows including a near full height window to the front and a pair of double glazed doors opening to the afternoon sun terrace. Two contemporary anthracite radiators.



INNER HALL Cloaks area below the staircase, continuation of the wood effect flooring, double glazed door with near full height window beside opening to the rear. Staircase to the first floor and oak doors to:-

BEDROOM 3 – 10'6" x 7'9"

Double glazed window looking down the garden, wood effect flooring, radiator.



BEDROOM 4 – 9'8" x 7'8" Double glazed window overlooking the garden, radiator, wood effect flooring.

SHOWER ROOM Large walk-in glazed screened shower enclosure with large white brick laid wall tiling

and contemporary black rain head mixer shower with additional handheld shower. Contemporary white wc and matching rectangular wash basin with black mixer tap set on to a period wooden cabinet with tiled splashback behind. Contemporary black towel rail with additional electric element. Obscured double glazed window, wood effect flooring.



FIRST FLOOR

LANDING A spacious landing under a monopitch ceiling which becomes vaulted over the staircase with an access door to storage. Further storage off the remainder of the landing, Velux roof window, wood effect flooring, radiator. Oak doors to:-

BEDROOM 1 – 12' x 11' plus reduced head height eaves Deep eaves to either side ideal for cupboards and drawers. 9'5" high vaulted ceiling. Extensive double glazed windows looking down the garden and down to the Red River. Wood effect flooring, radiator



BEDROOM 2 – 13'1" x 11'8" plus reduced head height eaves Deep open eaves to one side and enclosed eaves with fitted cupboard to the other. 9'5" high vaulted ceiling, double glazed window, radiator.

BATHROOM Modern white sanitaryware including a bath with chrome taps, glazed shower screen and Triton electric shower over. Wc, wash basin with chrome mixer tap set over a grey drawer unit with tiled splashback behind. Tiling around the bath/shower area. 9'5" high monopitch ceiling with Velux roof window, white contemporary heated towel rail with additional electric element, double doors to eaves storage, wood effect flooring.



OUTSIDE

WORKSHOP – 17'5" x 8'5"

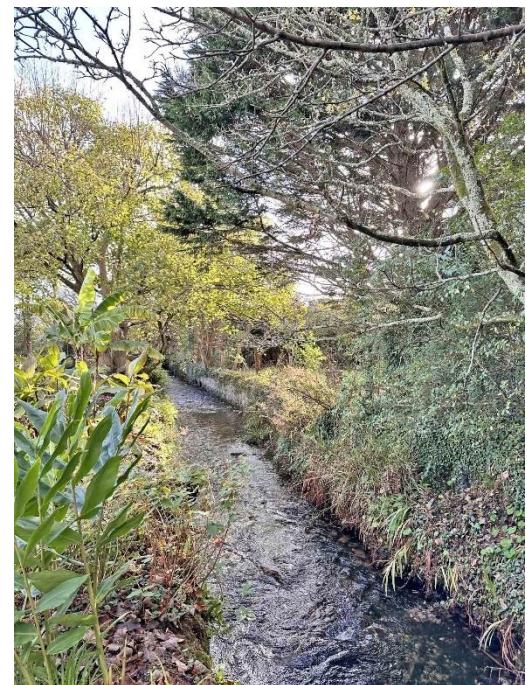
External pedestrian doors opening to both the front yard and the terrace. Two obscured double glazed windows, lighting and power.

White pedestal wash basin, plumbing for a washing machine and tumble dryer.

To the front and surrounding parts of the house are extensive flint chipped areas that can be used as driveway and terraces with paving set into it creating paths around the house leading to the morning and evening paved patios. To the western side of the house is a very large, paved patio with double doors from the living/dining room opening on to it. In one corner is a large plastic shed which will be included in the sale and an enclosed bed of bamboo creates a most attractive backdrop whilst additional raised sleeper edged planters hold palms and agapanthus.

To the side of this is a built-in barbecue area as well as outdoor power and water points.





To the south eastern end of the house is a further large flint patio set high above the river with planted beds along its edges and an additional paved patio positioned within beautiful bark chipped planted bed with well tended plants including banana trees and gunnera.



The majority of the grounds are a large and level lawn fringed with a mix of deciduous trees and sculpted beds with a lawn also running high above the river's edge. A line of olearia

hedging conceals garden stores and there is also a very large bark chipped children's play area which is made all the more attractive by having further sleeper edged beds at its edges filled with a wonderful array of different plants.

To the very front of the property is one of the more unusual and certainly very exciting aspects of Kernyck, a large concreted yard or parking area set within fenced and part walled boundaries with a full length drop kerb as this was previously a car sales outdoor display area and has many potential uses for a new owner from extensive car parking to general storage or could become a prominent place from which to run a business, subject to all necessary consents. The fact that the block built workshop also has a door opening to this area adds versatility.

In all, about 0.36 of an acre.



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 8DS.

SERVICES Mains water, drainage, electricity, gas.

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

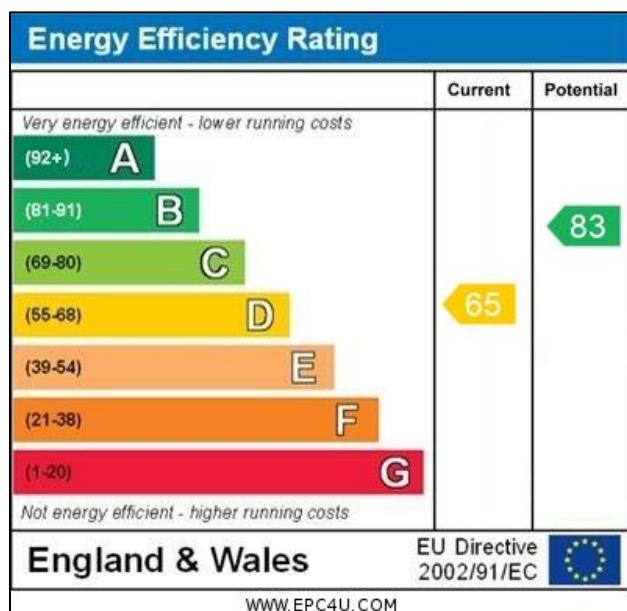
DIRECTIONS Proceeding along the A30 heading south west towards Penzance, enter Crowlas and at the bottom of the hill the entrance to Kernyck will be found on the left hand side as an open gateway beside a long timber fence. If you reach the pub you have gone slightly too far.

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.

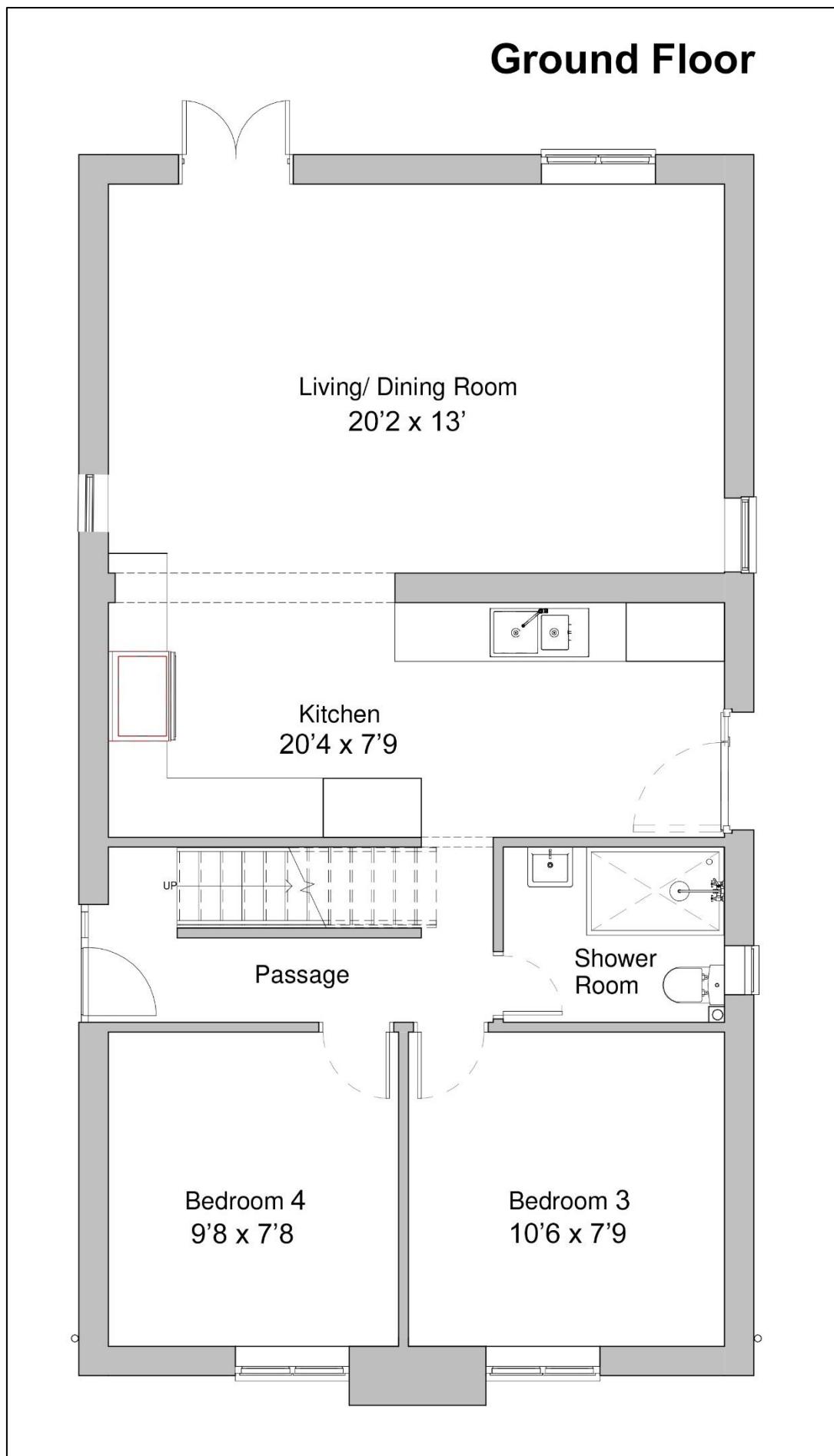
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

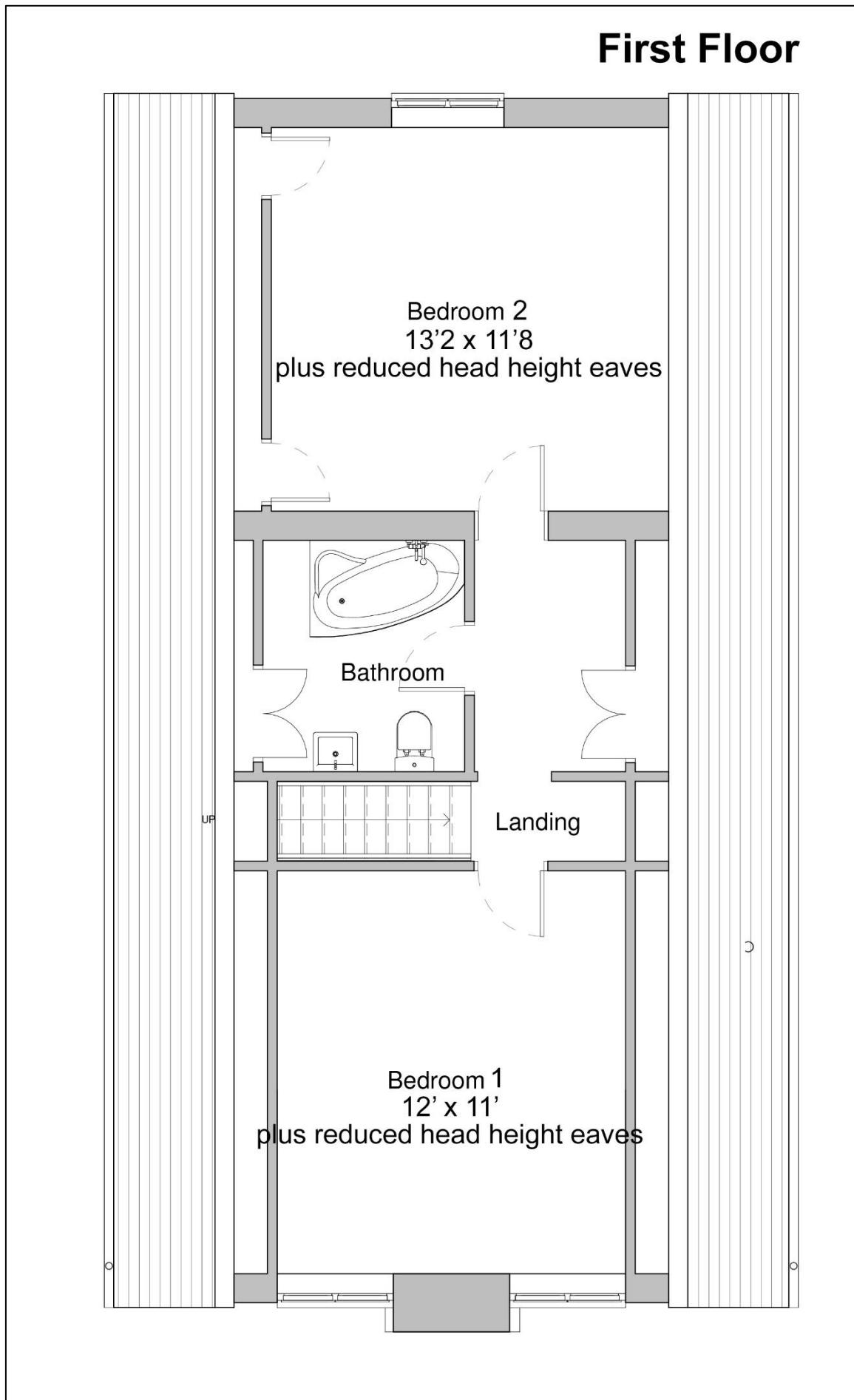
Approved Redress Scheme



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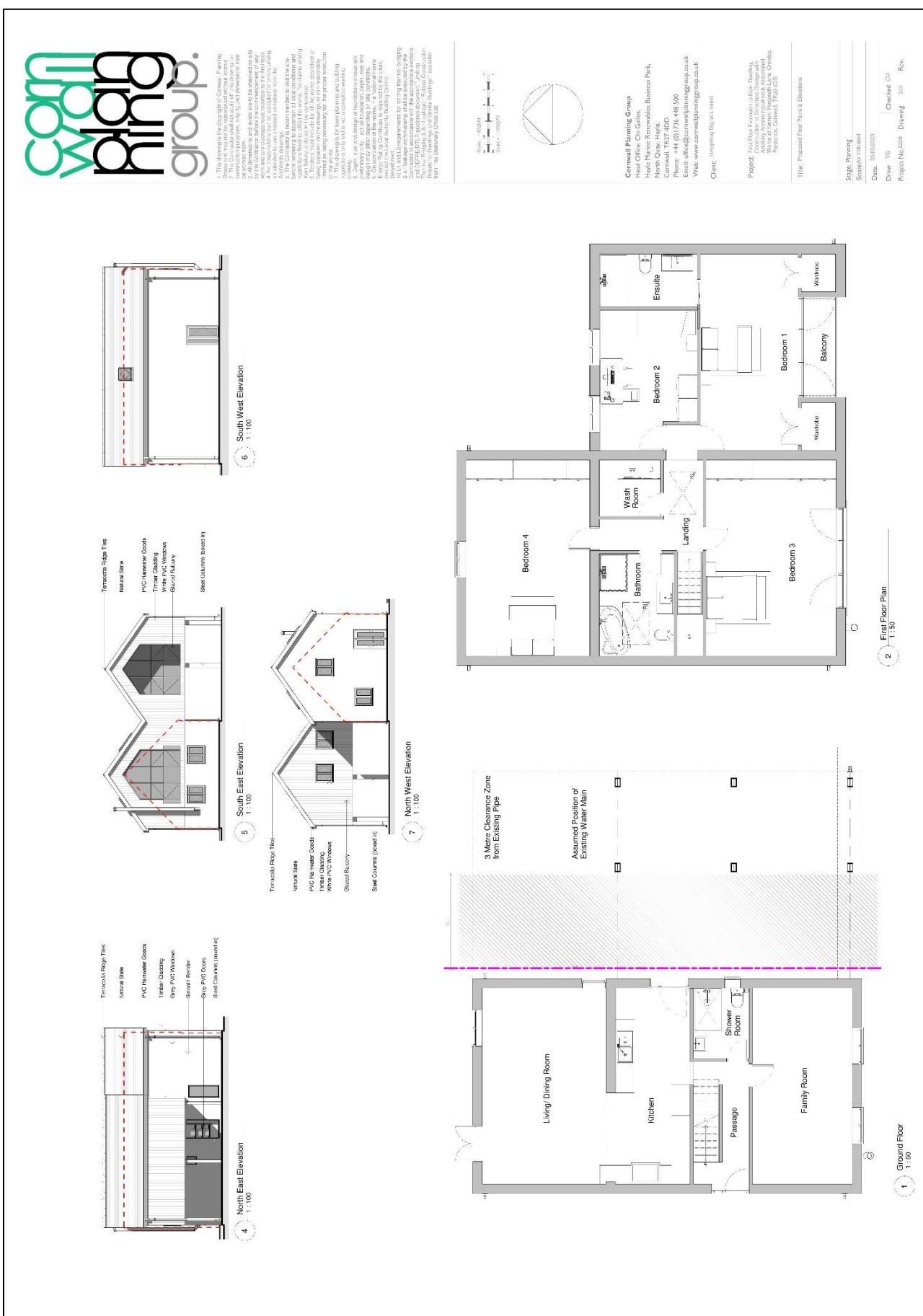
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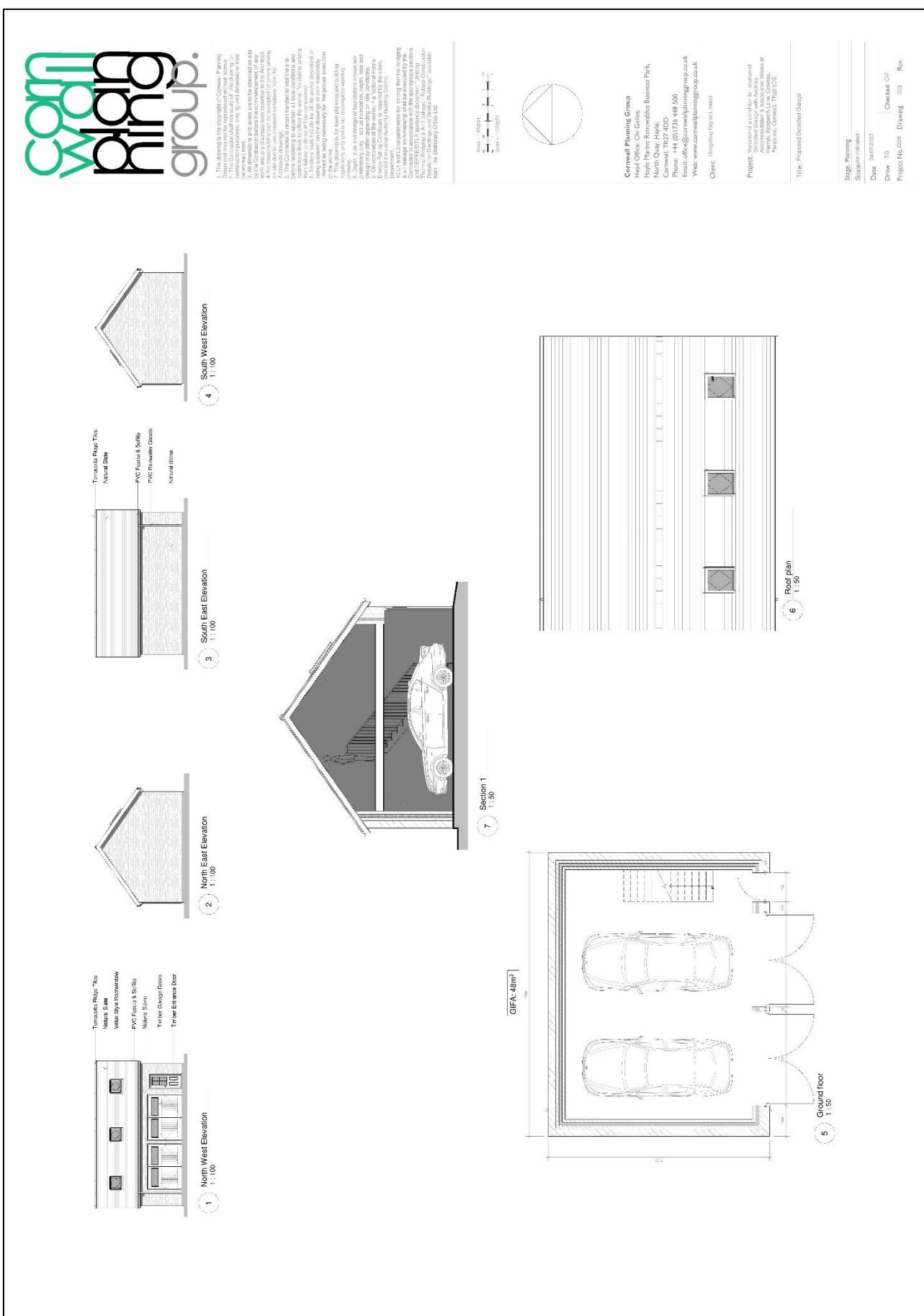
For reference only, not to form any part of a sales contract.



Planning permission for extension and double garage under references PA23/02742 and PA23/07593



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Proposed site layout with house extension and detached garage.

