



Parc Todden





# Parc Todden

The Lizard, Helston, TR12 7NX

Helston 11 miles, Coverack 10 miles, Porthleven 13 miles

A superbly positioned two bedrooms home situated on the outskirts of the popular village of The Lizard.

- Edge of Village location
- 2 Bedrooms
- Gardens
- Annexe Potential
- Workshop
- Mid Conversion
- Freehold
- Council Tax Band D

Guide Price £495,000

## SITUATION

Parc Todden is situated on the edge of Lizard Village enjoying splendid views across the countryside and out to sea.

The Lizard Peninsula is the most southerly point of mainland Britain, jutting out into the sea where the Atlantic Ocean and English Channel meet. An Area of Outstanding Natural Beauty, The Lizard is characterised by magnificent sandy beaches, towering cliffs and pretty fishing villages boasting some of the most scenic coastline in the country. Lizard Village itself has a vibrant community and provides a range of local amenities with wider facilities available in the town of Helston, some 12 miles distant.

Lizard Point, with its lighthouse is around half a mile and the coastal footpath can be followed to the east or west. Eastward, the path passes the lighthouse and the Lloyds Signal Station as it makes it way along the cliffs towards the fishing village of Cadgwith. Westward it passes Kynance Cove and there are splendid views over Mounts Bay towards Lands End as it heads for Mullion and Gunwalloe.





## THE PROPERTY

Parc Todden is situated on the edge of the sought-after village of The Lizard, with superb views across the neighbouring fields and out to sea.

Partially converted by the current vendors, Parc Todden offers characterfully, light and spacious accommodation on one level.

Entered through the front door, into a light hallway off which you will find two large double bedrooms, family bathroom, large sitting room with double doors opening to the front garden and views across the fields. To the rear of the property is a spacious country style kitchen with utility room, a further family bathroom and access to the rear courtyard and outside storage areas.

## OUTSIDE

To the front of the property is a well establish private garden, with an array of shrubs, raised beds, lawned area and pond. A large sheltered platform is situation to one side which is ideal for BBQs or entertaining.

A private terraced rear garden can be found at the rear with side access workshop.

## THE GARAGE/ANNEXE

To the rear of the property is a detached former double garage /workshop with with consent - 'To convert to existing workshop into habitable annexe to existing dwelling', Planning Application number: PA22/11100

## SERVICES

Main Drainage, water and electricity  
Superfast Broadband available (Ofcom)  
EE, O2 & Vodafone -limited service (Ofcom)

## VIEWINGS

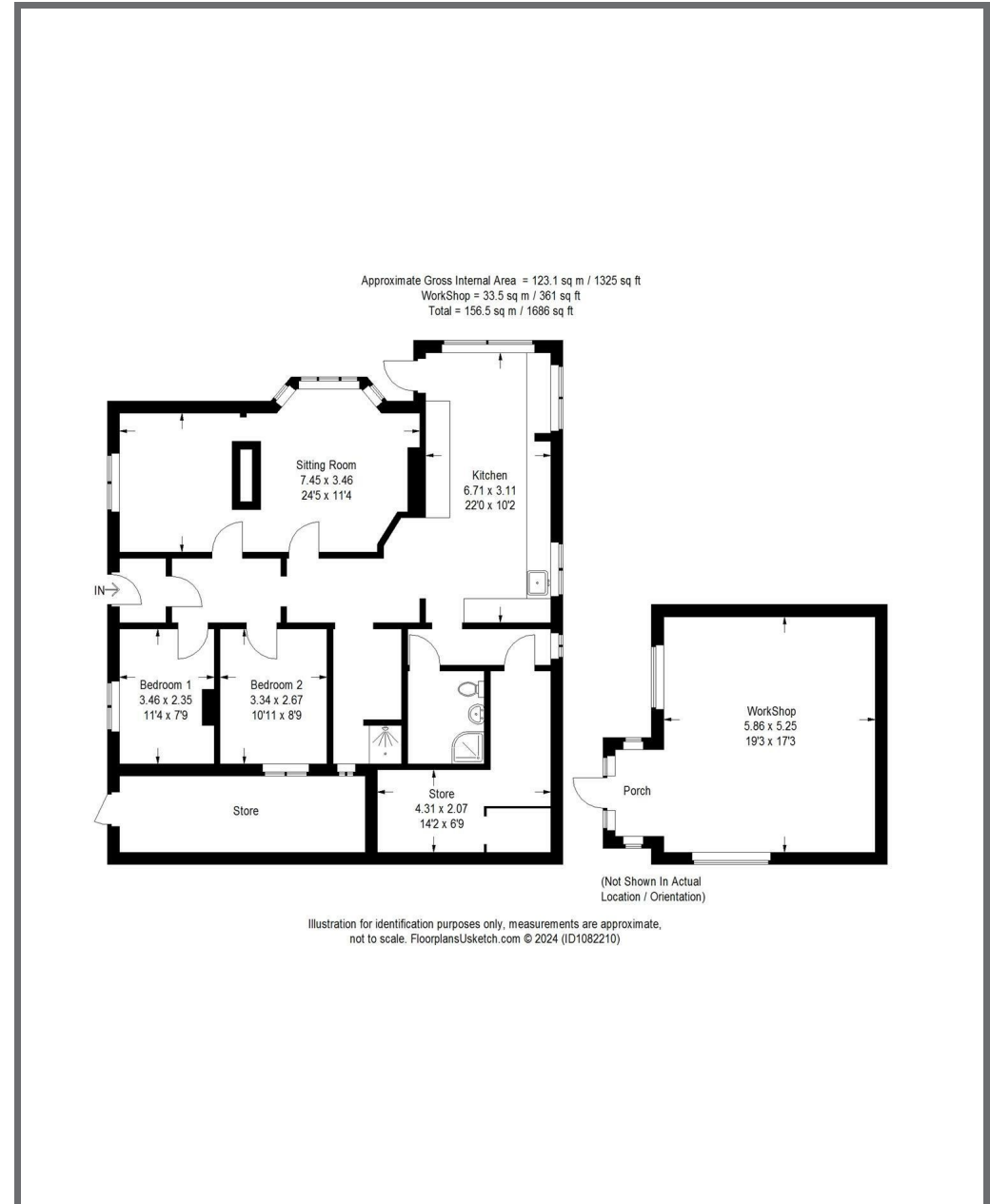
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

Follow the A3083 until you reach The Lizard Village. Upon entering the village, take the right hand turn as you pass the village green onto Pentreath Lane, and continue for around 200m where Parc Todden will be evident on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	98
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	18
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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