



2 Avalennek,
St Hilary, Penzance

LODGE & THOMAS
ESTABLISHED 1892

2 Avalennek, The Avenue,
St Hilary, Penzance TR20 9DQ

Guide Price - £685,000 Freehold

A recently completed, brand new high spec, detached bungalow tucked away in an exclusive, traffic free setting within one of West Cornwall's most highly sought after village locations.

The Property

This newly constructed and uniquely appointed bungalow oozes not only a quality build and luxury feel, but also a rustic character, thanks to the extensive use of natural timber as demonstrated in the artisan bespoke kitchen, various work tops and shelving and beautifully crafted joinery throughout.

It is a home designed to be energy efficient, so not only is it highly insulated, it is warmed by underfloor heating, powered by an air source heat pump that also provides the domestic hot water through a pressurised system.

The hamlet of St Hilary Churchtown is one of the most highly regarded addresses on Cornwall's south coast. Rubbing shoulders with The Old Vicarage, The Rectory, the church and respective primary school, the property is one of two accessed from a privately owned lane, which in turn extends off a public byway.

Whilst enjoying such a peaceful and sheltered setting, the village shop/Post Office and two public houses are what for many will be a 10 minute walk away in Goldsithney, plus the previously mentioned primary school.





The spacious and free-flowing accommodation starts with a generous hallway with coats cupboard, leading into the central internal hall. Radiating off the hall is the large kitchen/diner, which opens into a striking lounge with a vaulted ceiling and bi-fold doors, the focal point of which is a beautiful suspended wood burner that rotates 360°. There are three double bedrooms, the principal of which has a luxurious en-suite bathroom, and there is also a house bathroom with a walk-in shower.

The consideration given to the detail and ease of ownership of this beautiful home is remarkable, as the spec includes a whole house mechanical ventilation system, helping prevent mould and condensation. An incredibly high level specification continues outside where there is a fabulous 6.6m x 5.6m double garage with electric door, a carport and a superb 6m x 4m workshop/summerhouse/studio built in a log cabin style with an insulated roof, bi-fold doors and wood burner.

The show piece gardens that extend around the bungalow are level and sheltered and have been designed for ease of maintenance, whilst at the same time being interesting and inviting.

EPC B86 Council Tax Band E

Services: Mains electricity and drainage. Water is from a filtered borehole system shared with two other properties. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.





Avalennek, St. Hilary, Penzance, TR20

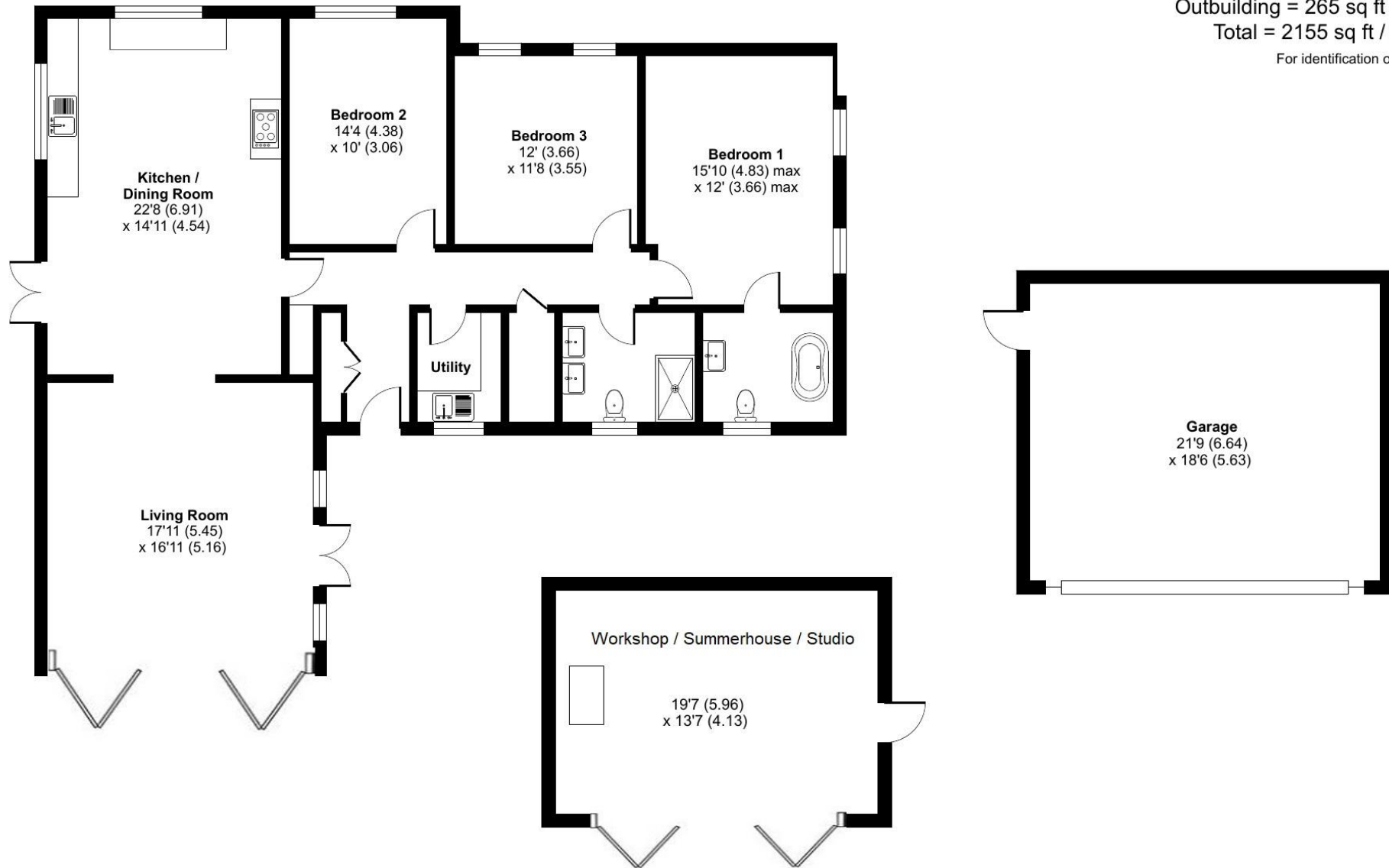
Approximate Area = 1488 sq ft / 138.2 sq m

Garage = 402 sq ft / 37.3 sq m

Outbuilding = 265 sq ft / 24.6 sq m

Total = 2155 sq ft / 200.1 sq m

For identification only - Not to scale



Location

Just 2 ½ miles to the south-west is the ancient coastal town of Marazion which overlooks the world famous St Michael's Mount, a historic tidal island, castle and garden set within Mount's Bay. The long sandy beach stretches west from here in the direction of Penzance, an ancient market town and port, it is the largest town in West Cornwall and at just over 6 miles away it boasts an enviable range of local and national retailers and supermarkets, a choice of state and private schooling and the Penzance hospital. In addition to a mainline railway station, there is both a sea and helicopter link to the beautiful Isles of Scilly, 24 miles south-west of Land's End. West Cornwall is renowned for its rich and intriguing culture and past, and it is all 'on the doorstep'. For those needing to travel further afield, Truro, Cornwall's main centre for healthcare, schooling, commerce and administration, is 22 miles away and so potentially commutable on a daily basis, whilst the A30 railway and bus links provide quick and easy access into, around and out of the County.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From the Long Rock roundabout, on the A30, turn left onto the A394 toward Helston, and at the next roundabout turn left to Goldsithney. Continue through the village so far as St Hilary's school where turn left and immediately left again to St Hilary Churchtown. Follow the road around the left hand bend and take the next left after the Glebe. Pass the Rectory and Old Vicarage and take the next right before The Stable. The property for sale will be found down this cul-de-sac lane, first on the right.

what3words///squad.profiled.deflate





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