

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a four bedroom, detached property with a generous garden in the hamlet of Kuggar on The Lizard Peninsula. Situated a short stroll from the popular beach at Kennack Sands, benefitting from LPG central heating.



Although in need of some updating to realise its full potential, the property offers the basis of a great family home in this well regarded coastal address. The accommodation comprises, on the ground floor, a dual aspect lounge, fitted kitchen, dining room, utility room and two bedrooms. On the first floor there are a further two bedrooms, the master of which has an en suite shower room and from both of these bedrooms a view to the sea, over open countryside, can be enjoyed.

To the outside there is a driveway with parking for several vehicles. A real feature of this property is its generous garden, garage and two outbuildings.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Glazed door to -

CONSERVATORY 4.29M X 1.52M (14'0" X 4'11")

A triple aspect room with a view over the garden and glazed door to -

DINING ROOM 3.86M X 3.59M INC. STAIRCASE (12'7" X 11'9" INC. STAIRCASE)

With window to the front aspect and door to -

LOUNGE 7.54M X 3.5M (24'8" X 11'5")

With windows to both side and front aspects. There is a stone fireplace with tiled hearth housing a living flame gas fire (not tested). With door to -

KITCHEN 3.4M X 3.3M (11'1" X 10'9")

With fitted wood effect kitchen with stone effect worktops that incorporate a single drainer stainless steel sink unit, a mix of base and drawer units under with wall units over, spaces are provided for a washing machine, dishwasher, fridge/freezer and cooker. There are windows to both the side and rear aspect, the latter of which enjoys a nice outlook over the garden. Door to the outside and tile effect flooring.

From the dining room a door leads to -

INNER HALLWAY

With doors to -

UTILITY ROOM 2.25M X 2.3M (7'4" X 7'6")

With wood effect worktops with base and drawer units with wall units over. LPG Worcester gas boiler and a window to the rear aspect.

BATHROOM

Comprising a suite with panelled bath, pedestal wash handbasin, part tiling to the walls and an obscure window to the rear aspect. Cupboard housing the immersion heater.

W.C.

With close coupled W.C., wash handbasin, obscure window to the rear aspect.

BEDROOM THREE 3.5M X 3.41M (11'5" X 11'2")

With a window to the front aspect overlooking the garden.

BEDROOM FOUR 3.74M X 2.43M (12'3" X 7'11")

With a window to the rear aspect.

From the dining room, stairs rise to the -

FIRST FLOOR LANDING

With doors to -

BEDROOM ONE 5.8M X 3.6M (19'0" X 11'9")

A generous master bedroom with built-in wardrobes, further eaves storage, loft hatch to roof space, two windows to the side aspect and a skylight with a view over open countryside to the sea. Door to -

EN SUITE

With glazed walk-in shower cubicle, close coupled W.C., wash handbasin set into a vanity unit and a window to the rear aspect.

BEDROOM TWO 3.5M X 2.85M (11'5" X 9'4")

With built-in wardrobe, eaves storage area, window to the side aspect and skylight, again with views over open countryside to the sea.

OUTSIDE

To the front of the property there is a garden area enclosed by a stone Cornish wall, planted with a mixture of shrubs. To the side of the property there is a generous driveway opening out into a further area with parking for multiple vehicles.

GARAGE 5.38M X 2.47M (17'7" X 8'1")

With up and over door and two windows to the side aspect.

REAR GARDEN

Being a real feature of this property is the generous rear garden which is enclosed by a mixture of fencing and hedging and, from many points, offers good degrees of privacy with an expanse of lawn, beds housing mature plants, trees and shrubs. At the rear there is -

OUTBUILDING ONE 4.6M X 2.35M (15'1" X 7'8")

With a window to the front aspect.

OUTBUILDING TWO 5.35M X 2.3M (17'6" X 7'6")

With window to the front aspect, power and light.

DIRECTIONS

From Helston, take the A3083 towards The Lizard. After approximately 8 miles, take the turning left signposted Ruan Minor. Proceed along this road and take the first turning on the left at the crossroads, just past Rozen furniture. Proceed for approximately one mile and take the first turning on the left signposted St Keverne/Coverack. Proceed along this road down the hill and over the bridge and up the other side and you will enter the village of Kuggar. At the junction proceed straight on towards Kennack Sands, after a short distance you will find the property on the left hand side and is identifiable by our For Sale board.

SERVICES

Mains electricity and water. LPG heating. Private drainage.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FINANCE - PURCHASERS

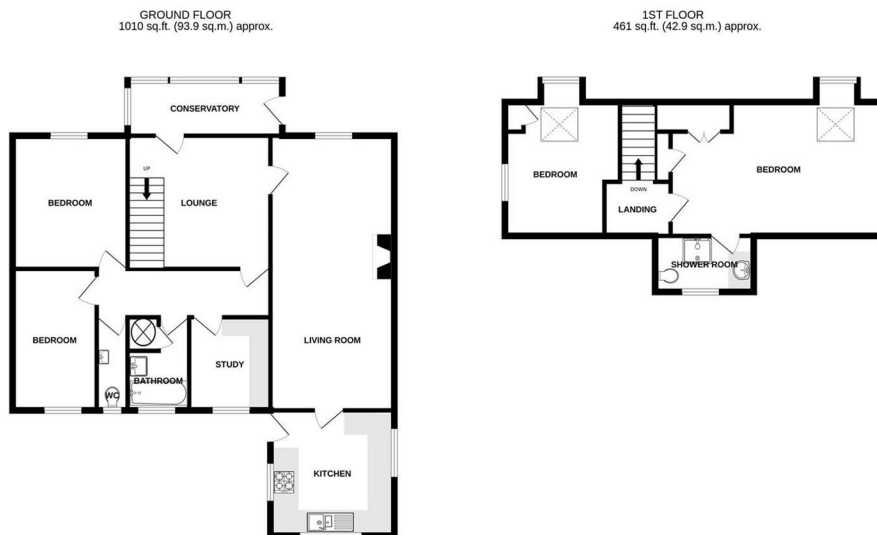
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

2nd April, 2024.

MORDROS KUGGAR, RUAN MINOR, TR12 7LX

PRICE GUIDE £475,000



TOTAL FLOOR AREA: 1472 sq.ft. (136.7 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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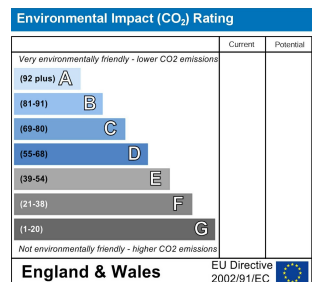
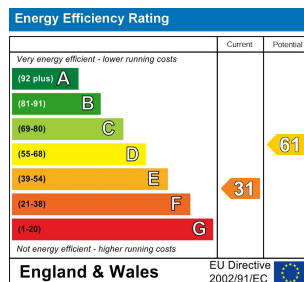


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