



Fairhavens Boat Cove Lane

Penzance

 **Millerson**
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Price Guide £950,000

FAIRHAVENS BOAT COVE LANE

PENZANCE

- STUNNING VILLAGE LOCATION
- SEA AND COASTLINE VIEWS
- BRAND NEW DETACHED HOME
- 4 BEDROOMS(MASTER ENSUITE)
- 2 RECEPTION
- 2 BATHROOMS
- DRIVEWAY PARKING
- GARDEN
- VIEWING IS ADVISED
- EPC TO BE CONFIRMED UPON COMPLETION OF BUILD

A rare and exciting opportunity to purchase this stunning brand new 4 bedroom detached home constructed by one of West Cornwall's finest builders. Situated within one of West Cornwall's most highly sought after villages. Offering large spacious accommodation throughout. The open plan Lounge kitchen dining is a real feature of the home. Lovely sea and coastline views from the first floor. Parking and garden. Viewing is highly recommended to avoid disappointment





Location and Description

Perranuthnoe lies between Cudden Point and Marazion and is a quiet highly sought after village. Located between the market towns of Penzance and Helston that both offer a wide variety of local independent shops and national supermarket chains. The first known mention of the village dates back to 1086 and is mentioned in the Domesday Survey. This exciting opportunity to purchase a brand new build home constructed by one of Cornwall's leading family building firms.

The home offers large spacious family living with the open plan lounge kitchen dining room being a real feature of the home. The property has been carefully designed and offers ample storage along with being heated by an air source heat pump. The 4 bedrooms are all of double size along with offering built in wardrobe and the master bedroom offers and ensuite. From the first floor, there are stunning views out to sea and along the coastline towards Trevean Cove. There is ample parking to the side and a garden to the rear.

This stunning home set in a highly sought after location must be viewed to be fully appreciated.

At the time of inspection the property is yet to be complete but full plans of the build are available within our St Ives Office

Entrance

Composite front door opening into:

Reception Hall

11'10 x 9'09 (3.61m x 2.97m)

Open Plan Lounge Kitchen Dining Room

35'02 x 31'00 (10.72m x 9.45m)

An 'L' shaped room with the measurements taken at the widest points.

Office/Snug

12'08 x 8'08 (3.86m x 2.64m)

Seperate W/c

Rear Porch and Utility Room

9'05 x 6'06 (2.87m x 1.98m)

From the reception hall are stairs rising to the first floor landing with doors accessing into:

Master Bedroom

14'04 x 12'09 (4.37m x 3.89m)

From this room is a lovely view over the coastline and out to sea and towards Trevean Cove

Ensuite

10'04 x 9'07 (3.15m x 2.92m)

Bathroom

10'04 x 9'07 (3.15m x 2.92m)

Bedroom

13'06 x 12'07 (4.11m x 3.84m)

Bedroom

13'06 x 12'05 (4.11m x 3.78m)

Bedroom

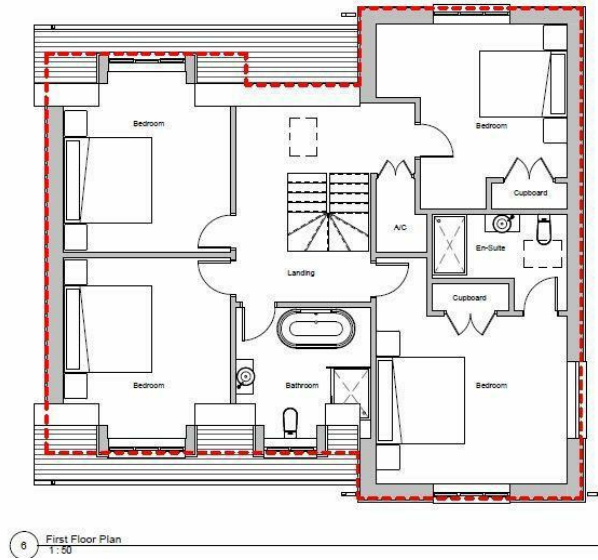
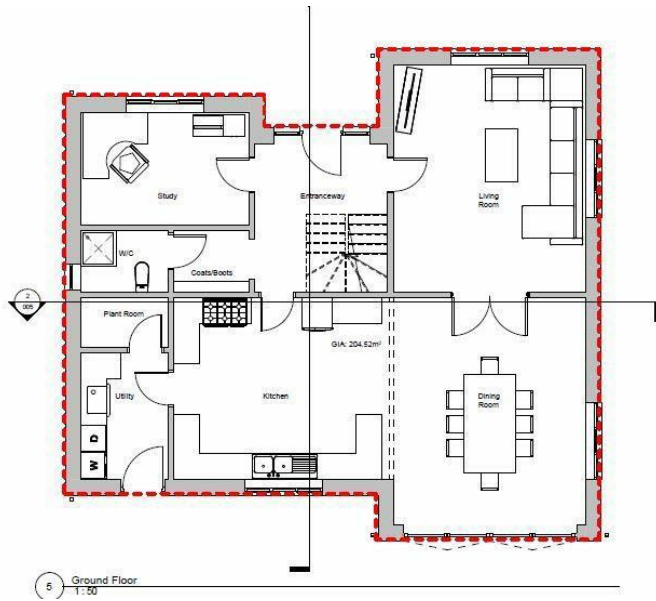
14'02 x 13'07 (4.32m x 4.14m)

Outside

To the side of the property will be parking for 2 to 3 cars and the garden will sweep around to the rear, side and front.

Agents Note

The measurements are approximate only and have been taken before plastering has been done. It must be noted that the property is still to be completed.



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Energy Efficiency Rating

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

TO ARRANGE A VIEWING PLEASE CONTACT

Hayle Sales Office
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