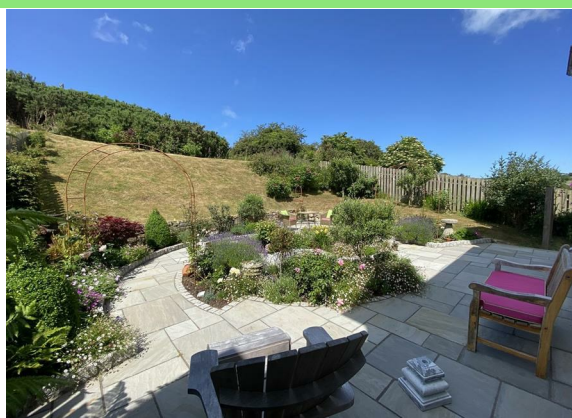




**Furze Croft
Nancledra
Penzance
TR20 8BB**

Asking Price £540,000

- STUNNING HOME
- 4 BEDROOMS
- 3 BATHROOMS(2ENSUITES)
- 2 RECEPTION ROOMS
- AIR SOURCE HEAT PUMP
- DRIVEWAY PARKING
- GARAGE
- REAR GARDEN AND PATIO
- VIEWING ADVISED
- SACN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1431.60 sq ft



4



3



2



C72

The Location & Property

Furze Croft is located in the unspoilt rural village of Nancledra in West Cornwall. It is three miles west of St Ives and four miles north-northeast of Penzance. Nancledra is a small village with its own popular Primary School situated approximately one mile north of the village on the lane to Towednack and a regular bus service to St Ives and Penzance. Located on the sheltered sunny side of the village with far reaching countryside views. The property is presented to an extremely high standard benefiting from ample driveway parking and a single garage. The property is warmed via an air source heat pump and has underfloor heating throughout the home. There are 4 double bedrooms of which two offer ensuite facilities. To the rear is a stunning garden with a large patio area incorporating many flowerbeds housing specimen shrubs and plants in Roses and Lavender. Set over three floors this modern home must be viewed.

Entrance

Oak front door with central double glazed window opening into:

Reception Hall

Tiled flooring. Oak stairs rising to the first floor landing. Integrated ceiling spot lights. Doors opening into:

Bedroom

16'07 x 9'04 (5.05m x 2.84m)

Engineered Oak flooring. Double glazed window to the front aspect. Door into:

Ensuite

Tiled flooring. Dual flush low level W/c. Vanity hand wash basin set into a unit with vanity cupboards below and a vanity mirror above. Shower with a rainfall shower above along with a separate shower hand attachment. Ladder towel rail. Tiled splashbacks and surrounds. Extractor fan.

Utility Room

Tiled flooring. Base level units and drawers with recesses for a washing machine and tumble dryer with wooden worksurfaces above incorporating a stainless steel sink drainer with a swan

neck mixer tap above and tiled splashbacks. Extractor fan and integrated ceiling spotlights.

Garage

18'05 x 11'02 (5.61m x 3.40m)

Metal up and over door. Shelving. Wall mounted consumer unit. Pressurised hot water cylinder.

Returning to the reception hall are Oak stairs with handrail to side with spindles below, rising to:

First Floor Landing

Engineered Oak flooring. Double glazed window to the rear aspect overlooking the rear garden. Oak stairs rising to the second floor landing. Doors opening into:

Living Room

20'09 x 11'07 (6.32m x 3.53m)

Engineered Oak flooring. Double glazed patio doors opening out onto the the rear garden. Double glazed window to the front aspect offering a lovely view out across the neighbouring countryside. Wood burning stove set onto a slate hearth. Door accessing the second landing area on the first floor.

Kitchen Dining Room

21'06 x 9'03 (6.55m x 2.82m)

Engineered Oak flooring. Double glazed patio doors opening out onto the rear garden. Double glazed window to the front aspect offering a lovely view over the neighbouring countryside. Bespoke handmade base level units and drawers incorporating a dishwasher, fridge and separate offering wooden worksurfaces above with an integrated Belfast sink with Swan neck mixer tap above. Recess for a range style electric cooker with extractor fan over. Bespoke handmade eye level units. Door accessing into:

Landing Area 2

This area of landing is also accessible from the living room and offers engineered Oak flooring. Storage cupboard. Door into:

Separate W/c

Engineered Oak flooring. Dual flush low level W/c. Wall hung



vanity basin with a unit below and vanity mirror above. Tiled splashbacks. Obscure double glazed window to the front aspect. Extractor fan.

Returning to the main landing are Oak stairs with handrail to side and spindles below rising to:

Second Floor Landing

Engineered Oak Flooring. Velux window to rear. Storage cupboard. Loft access. Doors opening into:

Bedroom

14'03 max x 9'04 (4.34m max x 2.84m)

Engineered Oak flooring. Double glazed window to the front aspect offering a lovely countryside view over the neighbouring countryside and fields. Built in wardrobe. Door into:

Ensuite

Tiled flooring. Vanity basin set into a unit with vanity cupboards below and a mixer tap and vanity mirror above. Dual flush low level W/c. Shower with rainfall shower head above and a separate shower hand attachment. Obscure double glazed window to the rear aspect. Heated towel rail. Full tiled surrounds and splashbacks. Extractor.



Bedroom

11'07 x 8'11 (3.53m x 2.72m)

Engineered Oak flooring. Double glazed window to the front aspect offering a lovely view over the neighbouring countryside and fields.

Bedroom

11'05 x 8'09 (3.48m x 2.67m)

Engineered Oak flooring. Double glazed window to the rear aspect overlooking the rear garden.



Furze Croft, Nancledra, Penzance, TR20 8BB

Bathroom

Tiled flooring. Bath with central mixer tap and recessed vanity shelving. Dual flush low level W/c. Vanity basin with vanity drawers below and mirror above. Heated towel rail. Velux window to the rear aspect. Tiled splashbacks and surrounds. Extractor fan.

Outside

To the front of the property is ample gravelled driveway parking for 3 to 4 cars. The driveway leads into the integral garage. To the side of the driveway are raised flowerbeds which access leading to steps which lead up into the rear garden. The rear garden is accessed via the patio doors in the living room and kitchen dining room. Offering a large patio area creating the ideal sunbathing or Alfresco dining area. With a number of flowerbeds housing specimen plants and shrubs including Roses and Lavender. Beyond the patio is a sloping lawn garden. The lawn also extends down the side of the steps that gives access to the front of the property.

Council Tax

Band D

Material Information

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 3 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Borehole





Sewerage: Mains
Heating: None
Heating features: Double glazing, Wood burner, Underfloor heating, and Air source heat pump
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Excellent
Parking: Garage and Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





First Floor



Second floor



Directions To Property

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Information



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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		72	81
(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	