

Carn Hyr Beacon Terrace

The Lizard, Cornwall TR12 7PB





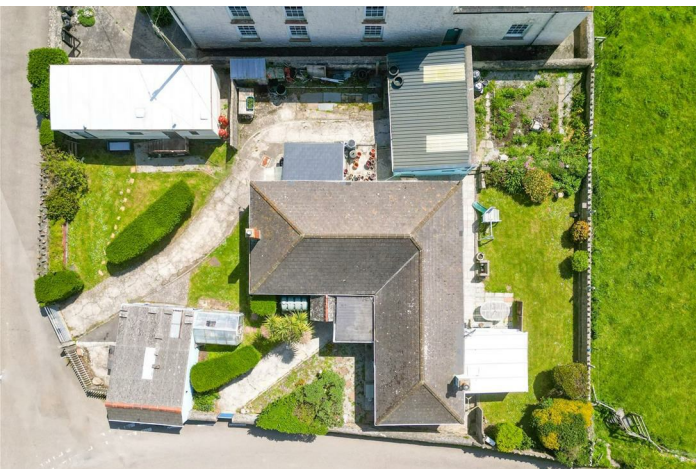


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This detached three bedroom bungalow is a property of large proportions with huge amounts of scope and potential. Situated in the heart of this superb village with it's range of amenities to include a well regarded primary school and array of eateries the property enjoys fabulous coastal and rural views. The generous plot offers plenty of space, with outbuildings and having also previously been the site of a static caravan.

This is a great opportunity to create something special, whether a family home or potential development project. With its convenient location, this property has a lot to offer and is sure to be a great investment.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE - £455,000

LOCATION

The most southerly village in Britain, The Lizard offers a wide range of day to day facilities to include a primary school, butchers and public house as well as a comprehensive range of shops and eateries, also within catchment for the extremely well regarded Mullion Secondary School which has been commended in the national press. Standing proud in the sea, The Lizard Peninsula presents a rugged face to the elements, yet paradoxically the climate is probably one of the warmest in Britain and home to rare and endangered plants as well as the unique metamorphic Serpentine rock that it is famous for; here the air is crisp, clear and unpolluted by industry. With The Lizard as a base one is perfectly placed to access all of the delights that South West Cornwall has to offer from stunning coastal walks along the dramatic cliffs of the Lizard Point to the beautiful nearby beaches including Coverack with it's crystal clear waters, the iconic Kynance Cove and traditional fisherman's cove at Cadgwith. Wider facilities are on offer in nearby Mullion and Helston with Helston offering two major supermarkets as well as a range of schooling options.

ACCOMMODATION

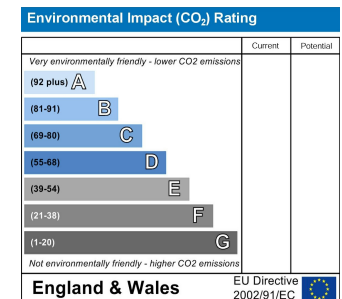
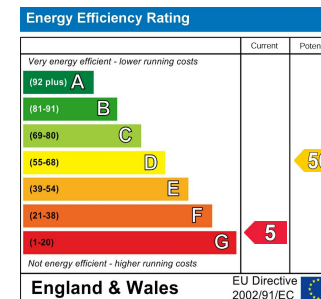
The property offers an excellent range of generously proportioned accommodation with plenty of scope and versatility. The heart of the property is the kitchen dining room warmed by an oil fired powder blue Rayburn making this a cosy space in which to relax and catch up with friends and family, adjacent to this is a useful utility/boot room of good size with access

to the garden. There is a large lounge with traditional open fireplace with local Serpentine stone surround and slate hearth which leads into a light flooded sun room offering wonderful coastal and rural views and opening into the gardens. The master bedroom is a large high ceilinged room, there is plenty of space for the family with a further large double bedroom as well as a generous third. The accommodation is completed by the family shower room including a cubicle fitted with a Mira shower.

OUTSIDE

A huge feature of this property are the grounds. The property sits within it's plot with a lovely level lawned garden adjoining open national trust land currently used for grazing sheep and enjoying coastal views, there is a decked and patio area perfect for an alfresco supper with a view! Beyond this is a further area of garden which has previously been used as a produce garden. There is gated vehicular access to a driveway providing off road parking for several vehicles and leading to a large workshop with power and light. There is also a further area of garden which the vendor informs us for the past 50 years has been home to a static caravan used by extended family with services connected. The caravan has been recently removed and sold but the site remains and enjoys it's own garden area. The gardens continue around the side and front of the property and also feature a greenhouse as well as mature planting. A further feature is an additional outhouse which we understand historically used to be the waiting room for the village stage coaches! Since then it has been used as a shop and subject to any necessary consents being obtained may offer potential for conversion.





AGENTS NOTE

The property is being sold to close an estate and is offered with vacant possession and no onward chain. Buyers must rely on their own enquiries.

AGENTS NOTE TWO

Please be aware that the static caravan is not part of the sale and will be removed. The sellers inform us that a static caravan has been on that site for approximately 50 years and that services are connected.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Council Tax Band D.

PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.





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 are given.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

