

# Croft Gothal Millpool

## Penzance, Cornwall TR20 9JG







# Croft Gothal Millpool Penzance, Cornwall TR20 9JG

Dreaming of a rural retreat with a flexible income stream? Enjoying a blissfully quiet spot surrounded by its own land with outstanding rural views this property offers beautifully appointed four bedroom accommodation with the benefit of two adjoining letting units one of which offers two bedrooms with the other being a pretty one bedroom cottage perfect for long letting, holiday letting or for extended family. There is also a useful static caravan on site for any additional guests. The grounds include formal gardens immediately adjacent to the property as well as a lower paddock and gorgeous woods with both of the letting units enjoying their own private outside space. Surrounded by a network of footpaths and bridleways the property is perfect for those that enjoy walking as well as being within easy reach of a choice of stunning beaches and coves including Praa Sands, Marazion and Perranuthnoe as well as Prussia Cove and Rinsey. The nearby villages of Goldsithney and Rosudgeon both have a good range of day to day facilities including shops and excellent pubs with good food. St Hilary offers an exceptionally well regarded Primary School with a choice of Secondary Schooling available in both Penzance and Helston. The property enjoys extant planning consent for a two storey rear extension - plans can be viewed on the online planning register under reference number PA22/03720.



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

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

GUIDE PRICE - £875,000

#### LOCATION

Nestled in the hills of West Cornwall enjoying an elevated position with stunning rural views this property is located up a country track far from the madding crowds but just a 5-10 minute drive from numerous beautiful beaches on the South Coast including Praa Sands, perfect for surfing, Perranuthnoe, perfect for families, Marazion, home to the iconic St Michaels mount, Rinsey, perfect for walking and the pretty Keneggy cove. Plentiful opportunities for dog-walking, walking, mountain-biking, coarse fishing, wildlife and bird-watching are on the doorstep. Enjoy the surf at Praa Sands and Perranuthnoe, admire picturesque St Michaels Mount at Marazion or seek out the secluded beaches at Prussia Cove. Take a coastal walk to see choughs and Peregrines at Rinsey Head and seals at Godrevy. The pleasant nearby village of Goldsithney has two charming pubs, a local store and Post Office.

#### ACCOMMODATION

##### CROFT GOTHAL

Step into the stunning light and airy kitchen/breakfast room which is appointed to an excellent standard with vaulted ceilings enhancing the spacious feeling and enjoys outstanding panoramic views across the gardens to the countryside beyond. Step from the kitchen into the heart of the home which offers two reception rooms on split levels with a central log burner and a useful study/home office area, the reception space is both spacious and versatile with plenty of space

for the family to spread out and enjoy their own activities. There are four bedrooms, served by a shower room and a family bathroom and also a useful utility room. The two bedrooms located on the first floor take full advantage of the sweeping rural views.

##### THE ANNEXE

A spacious two bedroom annexe featuring open plan living space with a log burner and kitchen on the ground floor and two double bedrooms and a bathroom on the first floor. There is a useful utility area and car port and a generous garden. This property has a strong track record for successful letting.

##### LITTLE CROFTY

Cosy cottage annexe offering light and spacious one bedroom accommodation, with a pretty patio garden outside perfect to sunbathe or have a barbecue. The accommodation comprises of a double bedroom, shower room and a cosy lounge. The property enjoys a successful track record of letting.

##### STATIC CARAVAN

Located in the top corner of the plot this has been used by the present vendor as overflow accommodation for visiting friends and family and has services connected.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">87</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

#### OUTSIDE

A huge feature of the property are the grounds, enjoying a very quiet rural position with no near neighbours. The gardens immediately adjacent to the property wrap around the kitchen, are level and the perfect spot for the children to play. There are numerous outside storage areas and plentiful parking as well as a garage and car port. The land extends to approximately 2 acres in total comprised of the formal gardens adjacent to the property, a lower paddock area and lovely woods to the side. Both The Annexe and Little Crofty also enjoy their own private outside areas.

#### AGENTS NOTE

The Annexe is currently being used as a holiday let.

#### AGENTS NOTE TWO

The property enjoys extant planning consent for a two storey rear extension - plans can be viewed on the online planning register under reference number PA22/03720.

#### SERVICES

Mains electricity, private water and drainage (newly installed sewage treatment plant) oil fired central heating in the main house and electric heating in the Annexe and Little Crofty. Council Tax Band B. The Annexe Council Tax Band A.

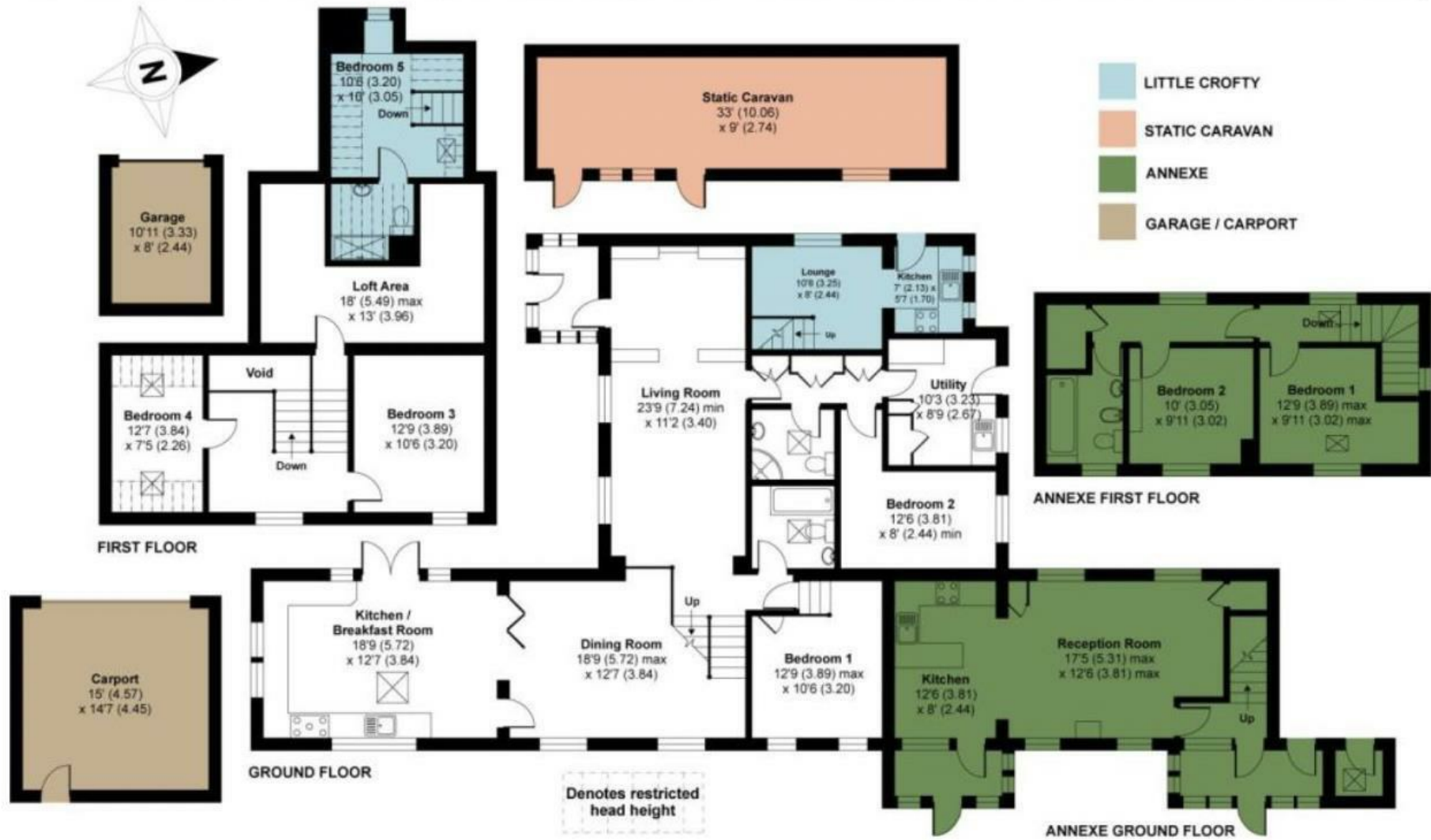
#### BROADBAND AND MOBILE PHONE COVERAGE

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



# Croft Gothal, Millpool, Goldsithney, Penzance, TR20

APPROX. GROSS INTERNAL FLOOR AREA 3009 SQ FT 279.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, VOID & OUTBUILDING / INCLUDES GARAGE & ANNEXE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.

