

Little Stamps

Nancledra, TR20 8AU







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This is a rare opportunity to purchase a spacious detached bungalow, in a quiet and peaceful location. Set within generous gardens that span approximately 8 acres, this property is surrounded by natural beauty, offering both privacy and space for outdoor activities. The bungalow features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With four well-proportioned bedrooms, there is ample room for a growing family or for those wishing to accommodate visitors. The property also boasts a bathroom and a separate wc, ensuring convenience for all residents. While the bungalow requires some updating throughout, it is brimming with potential for the discerning buyer to create their dream home. The expansive grounds include approximately 8 acres of paddocks, ideal for equestrian enthusiasts or those wishing to keep livestock. This property is being sold with the added benefit of no onward chain, allowing for a smooth and efficient purchase process. Whether you are looking to invest in a family home or a serene getaway, this bungalow in Nancledra is a remarkable find that promises a lifestyle of comfort and tranquillity. Do not miss the chance to explore the possibilities that await in this charming setting.



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Guide price - £700,000

Location

Nancedra is a charming village nestled in the picturesque landscape of West Cornwall. Located approximately three miles south of St Ives and four miles north-northeast of Penzance, it is part of the Towednack parish. The village is surrounded by lush countryside, offering a peaceful retreat with its scenic views and tranquil atmosphere. It's a perfect spot for those looking to explore the natural beauty and rich heritage of Cornwall.

Accommodation

Entrance hall

Kitchen

Lounge dining room

Bedroom/study

Bedroom

Bedroom

Bedroom

Bathroom

Utility room

WC

Outside

There is no doubt that the gardens and land are wonderful selling points for the property, and opportunities like this are becoming far & few between. The gardens surrounding the bungalow are spacious and comprise level lawn areas, patio, growing beds, greenhouses and garden sheds. The lawns extend down to the river and are planted with mature trees and shrubs. The wooded area extends to the property boundary, which also features the ruins of an old stamp which is the property's namesake. Long private drive leads to a generous parking area in front of the garage and workshop. From here, gated access leads up to the paddocks that are included with the property. The land is arranged over 6 paddocks with clear defined boundaries. From the top paddock, there are wonderful views to St Michaels Mount.

Garage and outbuilding

There is a good size garage providing space for two vehicles and space for work benches. To the right of the garage is a structure that offers potential for a workshop or just for further storage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Services

Mains water and electricity. Septic tank drainage. Freehold tenure.

Council Tax Band- F**What3Words**

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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 will inform you of the process once your offer has been accepted.

Proof of Finances

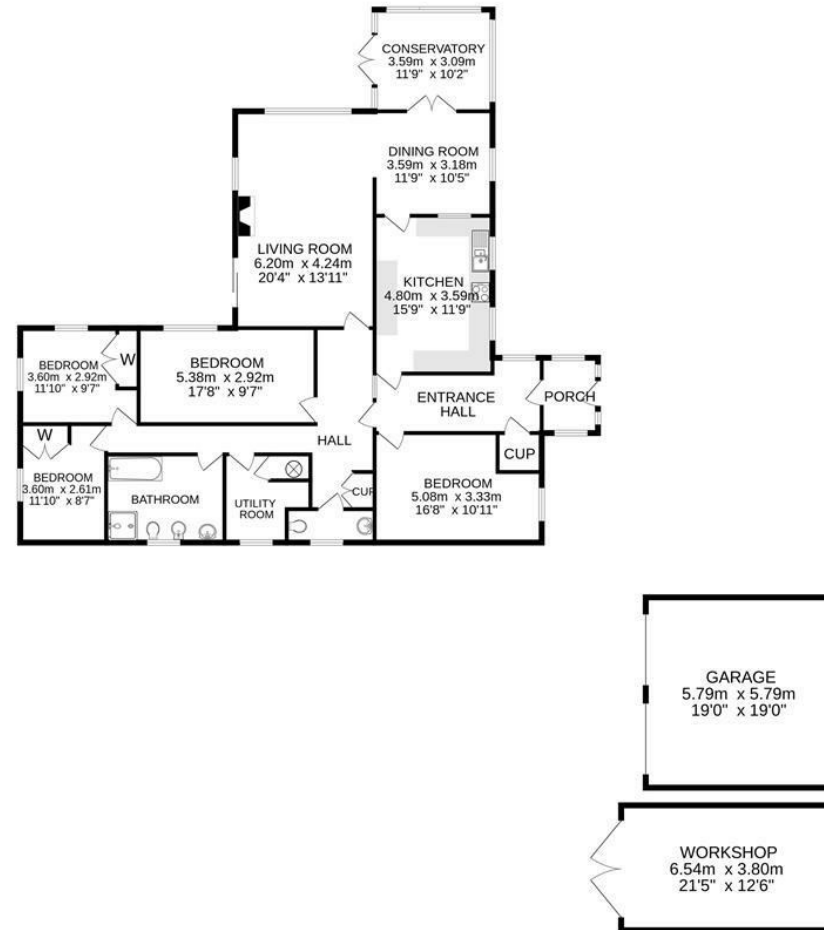
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & 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/>



GROUND FLOOR



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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