

Chi Lowen

The Lizard, TR12 7NZ



MATHER
PARTNERSHIP





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Beautifully finished to a high standard throughout, this modern three-bedroom detached house is perfectly positioned in the centre of the village, offering both style and convenience.

The dual-aspect living room is light and airy, creating an inviting space to relax, while the impressive kitchen/diner forms the true hub of the home. Designed with both practicality and entertaining in mind, it boasts generous storage and worktop space, with a central island providing a standout feature and a fantastic social focal point.

Upstairs, the landing includes built-in storage and leads to three well-proportioned double bedrooms. The main bedroom is enhanced by its own en-suite shower room, while the contemporary family bathroom enjoys a separate bath and shower – ideal for everyday family life.

Outside, the enclosed rear garden is mainly laid to lawn, complemented by a patio area perfect for outdoor seating and summer dining.



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Guide Price £475,000

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

Entrance Hallway
Cloakroom
Living Room

Kitchen/Diner
Stairs to Landing
Master Bedroom with Ensuite
Bedroom Two
Bedroom Three
Family Bathroom

Parking

Off road parking for two vehicles.

Outside

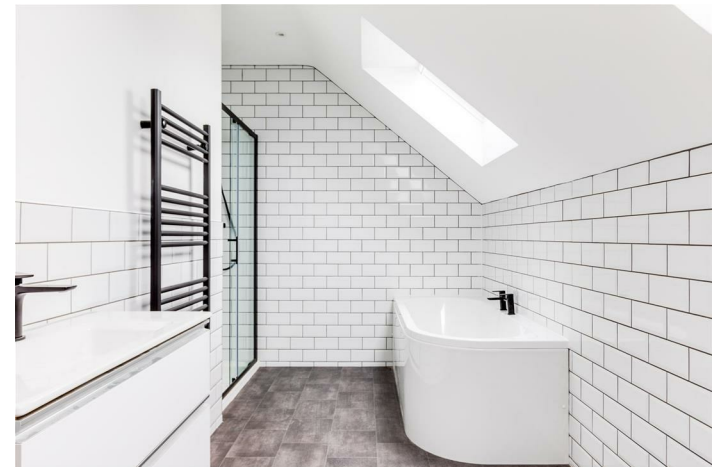
The property enjoys a neatly enclosed rear garden, laid mainly to lawn and offering a safe and private environment for both relaxation and play. A patio area runs along the rear of the house, providing the perfect spot for outdoor seating or alfresco dining. To the side, a stylish timber outbuilding with sliding doors offers fantastic versatility – ideal as a home office, gym, or additional storage space

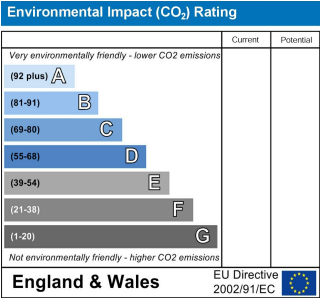
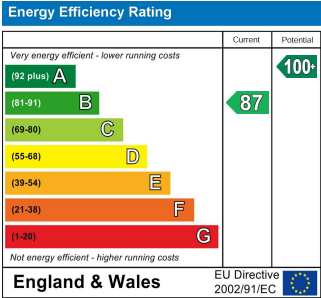
Services

Mains water, drainage and electricity. Air source heating.

Agents Note

The driveway is shared with the neighbouring property





New Build Guarantee

The property was constructed in 2023 and therefore has the benefit of the remainder of a Build-Zone 10-year warranty.

Council Tax Band- E**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/>





Chy Lowen, TR12

Approximate gross internal area

1728 sq ft / 160.53 sq m

Shed

103 sq ft / 9.57 sq m

Total

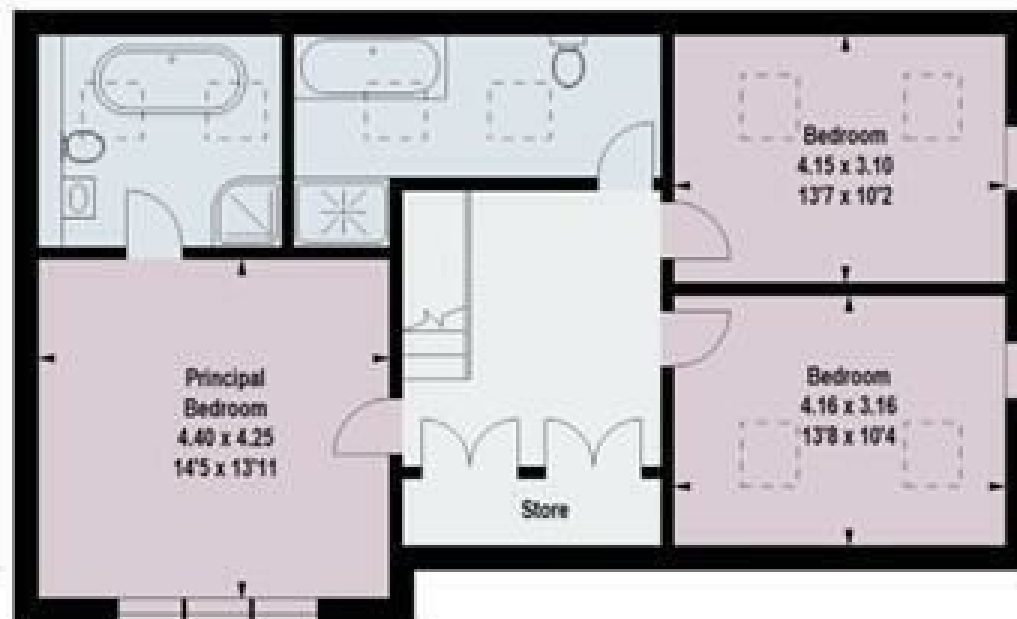
1831 sq ft / 170.10 sq m



Key:
CH - Ceiling Height



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

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.

