



14 Furze Croft
Nancledra, TR20 8BB







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Situated on a popular and quiet cul de sac and set within an Area of Outstanding Natural Beauty and a Dark Sky Park, this well proportioned family home enjoys an enviable position backing directly onto open fields, offering both privacy and a pleasant outlook.

The accommodation is arranged over two floors and is thoughtfully laid out. To the ground floor, the property features a generous living room with ample space for relaxing and entertaining, along with a light and airy kitchen diner that forms the heart of the home. The kitchen diner benefits from excellent natural light and provides plenty of space for dining, making it ideal for both everyday family life and hosting guests. Additional ground floor conveniences include a utility room providing additional storage and cloakroom with WC making an ideal office space.

Upstairs, the first floor offers three well sized bedrooms, including a spacious principal bedroom with fitted wardrobes and an en suite shower room. The remaining bedrooms are served by a modern family bathroom, with further storage available off the landing.

Externally, the rear aspect backs onto open fields, creating a peaceful setting rarely found, while the cul de sac location makes this an attractive option for families and those seeking a quieter lifestyle.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £575,000

Location

Nancledra 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 Hallway
- Cloakroom with W/C
- Utility Room
- Kitchen/Diner
- STAIRS TO LANDING
- Living Room
- STAIRS TO SECOND LANDING
- Family Bathroom
- Bedroom Three

- Bedroom Two
- STAIRS TO THIRD LANDING
- Bedroom One with Built in Wardrobes and Ensuite

Garage

With an up and over door and electricity and water (hot and cold feed) inside, it provides a good amount of storage.

Parking

Driveway parking providing off road parking for two vehicles

Outside

The rear garden has been thoughtfully landscaped to maximise the space available and make the most of its attractive outlook. Designed for both ease of maintenance and enjoyment, the garden offers a generous lawn alongside well placed patio areas, ideal for outdoor dining and entertaining. Mature planting and defined borders provide structure and privacy, while the garden's position backing onto open fields creates a peaceful setting and a strong sense of space.

Services

Mains drainage and electricity. Air source heating. Private water.

Service Charges

Please be aware that there is a management company in place and an annual charge of £700. This covers maintenance of the communal areas, bore hole water and maintenance and private road.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Council Tax Band- E

What3Words

///pelt.decades.unity

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

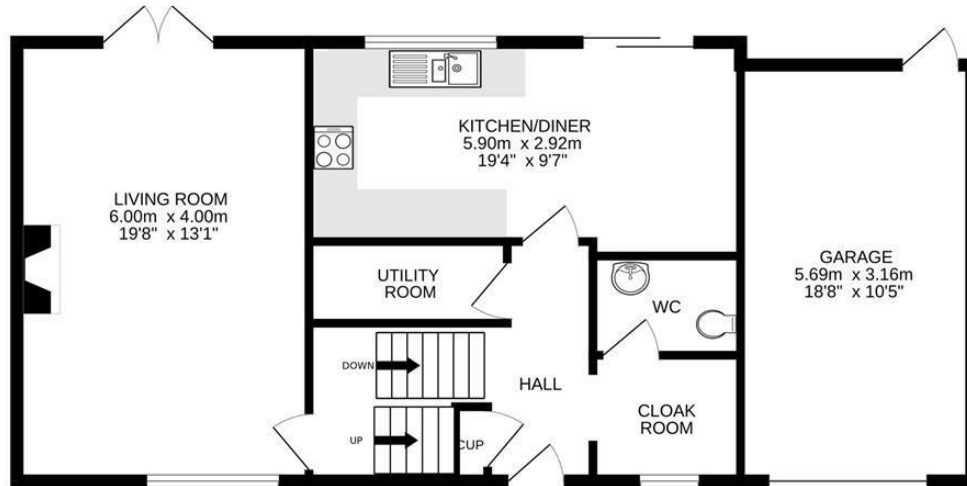
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

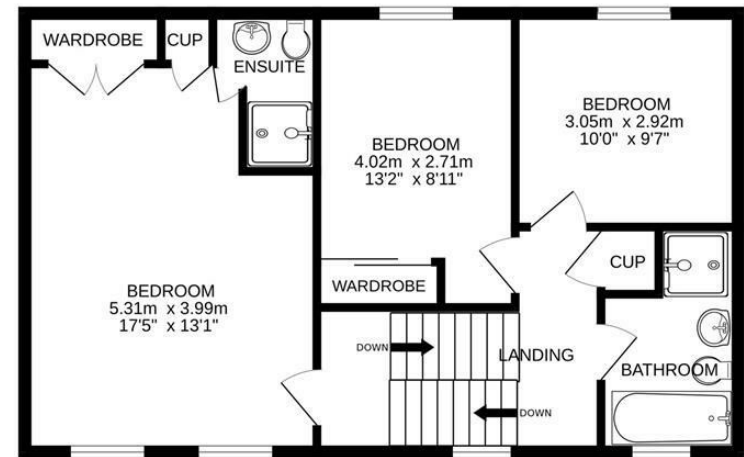
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST 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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