



Newmill

£650,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

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Chyanoweth Gear Hill
Newmill
TR20 8UT

£650,000

KEY FEATURES

- FREEHOLD
- DETACHED HOUSE
- 5 BEDROOMS
- 3 BATHROOMS
- SET IN 1 ACRE LAND
- EPC - D (68 76)
- DOUBLE GARAGE & WORKSHOP
- TRANQUIL SETTING

DIRECTIONS

As you leave Penzance turn left onto the B3311. Turn left onto Polmenor Road and then right onto Gear Hill (signposted Newmill). Continue on this road passing Trevaylor Manor and follow the road as it bears to the right. Turn right onto the lane that runs in front of Chapel Brook. Continue on this track until you reach Chyanoweth (house by the brook) on the left as identified by our 'For Sale' board.



Coming onto the market for the first time since it was built in 1991 is this large detached family home situated in the desired village of Newmill and set in approximately an acre of land. Arranged over 2 floors, the accommodation comprises of an entrance hall, lounge and kitchen dining room on the ground floor. Whilst on the lower floor are 5 bedrooms and 3 bathrooms. The master bedroom has its own suite with 2 rooms in addition to the shower room. Outside of the property is ample parking, a double garage with workshop, a large decked area and a garden.

SERVICES: Mains Electric, Septic tank
HEATING: Electric Heaters **COUNCIL TAX:** Band F **TENURE:** Freehold
WHAT 3 WORDS: email.intent.eggs

Newmill is a tranquil hamlet just three miles north of Penzance and set in an area of Outstanding Natural Beauty It is within close proximity to the ancient ruins that date back to the Iron Age. Penzance town centre has a comprehensive range of independent shops, leisure and education facilities, parks, gardens and the famous seafront as well as a mainline rail link to the rest of the country.

