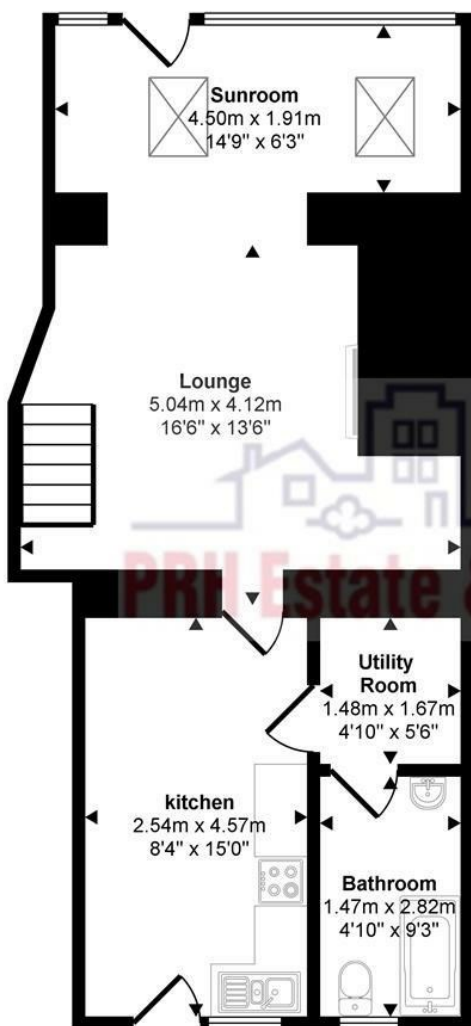
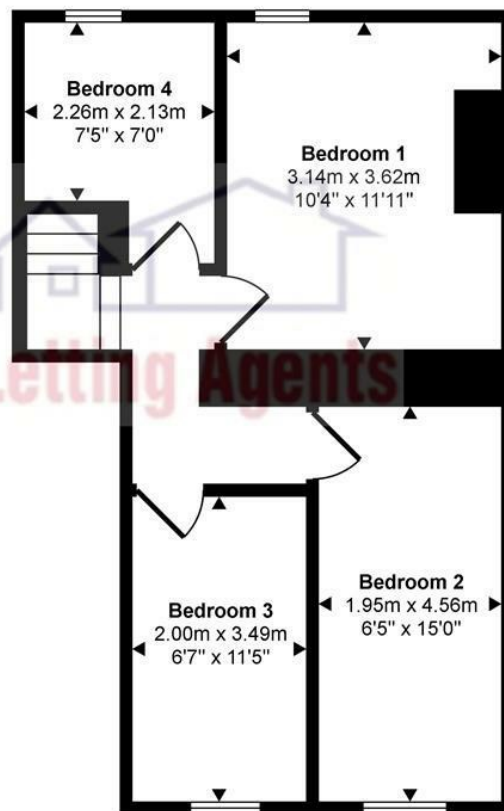


Approx Gross Internal Area  
92 sq m / 995 sq ft



Ground Floor  
Approx 51 sq m / 544 sq ft



First Floor  
Approx 42 sq m / 451 sq ft



Botallack

£350,000



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.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569



4 The Green Market, Penzance, Cornwall, TR18 2SH T: 01736 363816 E:mail@prhpenzance.co.uk



10 Cresswell Terrace  
Botallack  
TR19 7QF

£350,000

## KEY FEATURES

- Freehold
- Terraced 4 Bedroom Family Home
- Situated in a pretty terrace of similar houses
- Tranquil Garden
- Chain Free Sale
- EPC E (48 60)
- Sea & Rural Views
- Large Detached Garage
- Solar panels, Mains Electric, Water & Drainage
- Electric Radiators & Wood Burner

## DIRECTIONS

From Penzance, proceed in a Westerly direction towards St. Just along the A3071. Just before reaching the town of St. Just, take the right turn signposted Tregeseal. Continue through the village passing the rugby club on the left hand side until you reach the end of this road and take the right turn passing through Truthwall and Botallack whereby the property can be found on your left hand side.



*Welcome to this charming mid terraced former miners cottage being offered chain free and located in the picturesque village of Botallack. Botallack is famous for its rugged North coast and for featuring in the TV series Poldark.*

*Having parked outside the large garage, walked across the lane into the fore garden you step into the kitchen of this delightful family home. From here it leads into either the utility and then the bathroom or into the lounge with its inglenook fireplace and on to the sunroom. Up stairs are 4 bedrooms each with a wonderful rural view and some with an additional sea view.*

*The south facing garden with its native shrubs has been organic whilst in the ownership of the current family. Outside there is an insulated garden room in addition to the block built double garage with a workbench and upper storage.*

*This is a freehold property and chain free sale, with mains electric, water and drainage. The central heating runs from an electric boiler and additional heating from the log burner in the lounge. This property also benefits from a PIV (Positive Input Ventilation), Off Grid Solar Panels on the garage roof supply power to a socket in the kitchen. On the roof of the main house are further solar panels that provide an income from the Feed-in tariff. Prior to the garage/workshop being built work was carried out for mining activity that was present. Full details of this are available upon request.*

