



Marshall's

ESTATE AGENTS



Stable Cottage, 6 The Barns,  
Kenegie Manor, Gulval, Penzance,  
TR20 8YN















**STABLE COTTAGE, 6 THE BARNES, KENEGIE MANOR, GULVAL, PENZANCE, TR20 8YN**

**GUIDE PRICE £130,000 LEASEHOLD**

A mid terraced three storey granite barn conversion offering three bedroom accommodation with rural views and parking in a popular location on the outskirts of Penzance near St Ives and Marazion.

**\* THREE BEDROOMS \* ONE EN SUITE SHOWER ROOM / W.C. \* BATHROOM \***

**\* OPEN PLAN LOUNGE / KITCHEN \* ENORMOUS LETTING POTENTIAL \***

**\* VIEWING ESSENTIAL \* USE OF ON SITE FACILITIES \***

**\* EPC = D 8 COUNCIL TAX = RATED FOR BUSINESS USE \***

**\* APPROXIMATELY 79 SQUARE METRES \***

A mid terraced three storey granite barn conversion offering three bedroom accommodation with rural views and parking in a popular location on the outskirts of Penzance near St Ives and Marazion. Stable Cottage is a three bedroom holiday home enjoying a very pleasant situation on the outskirts of the Kenegie Manor holiday park offering accommodation to comprise of three bedroom, one being ensuite, family bathroom and open plan living room/kitchen. The property has easy access to communal gardens, swimming pool, sauna, tennis court and the clubhouse and the park is approximately 1.5 miles from Penzance with access to nearby St Ives, open countryside and the beaches surrounding Mounts Bay. The property offers an excellent investment opportunity and viewing is highly recommended.

Double glazed patio door with glazed side panels to:

**OPEN PLAN LIVING ROOM / KITCHEN:** 18' 11" x 15' 7" narrowing to 9' 9" (5.77m x 4.75m - 2.97m) Double glazed window to the rear, feature granite wall, night storage heater, wall lights, tv point. The kitchen area is fitted with base and wall units with work surface and tiling over, single drainer stainless steel sink unit, space for electric cooker and fridge. Door to:

**HALLWAY:** Double glazed door to rear, stairs rising with cupboard under.

**FIRST FLOOR LANDING:** Double glazed window to the rear, stairs rising.

**BEDROOM ONE:** 12' 2" x 9' 8" (3.71m x 2.95m) Double glazed window to the front with rural valley views, night storage heater, wall light, cupboard housing hot water tank, built in wardrobe.

**BEDROOM TWO:** 9' 0" x 6' 6" (2.74m x 1.98m) Double glazed window to the front with aforementioned views, night storage heater, wall light, built in wardrobe.

**BATHROOM:** Extractor fan, panelled bath with mixer shower over, w.c., pedestal wash hand basin, shaver socket and light.

Second floor:

**BEDROOM THREE:** 13' 6" x 13' 0" (4.11m x 3.96m) Night storage heater, two Velux windows to the front, built in wardrobe, storage into eaves, wall light. Door to:

**ENSUITE:** Extractor fan, fully tiled shower cubicle with electric shower, wash hand basin, low level w.c.

**OUTSIDE:** There is a raised patio area to the front.

**LEASE:** Remainder of 999 year lease setup 31st March 1989.

**CHARGES:** Annual charges: Service charges: £2,303.84 plus VAT Ground rent: £532.65 + VAT Water and sewage: £441.46 + VAT Annual road charge: £449.08 + VAT

**SERVICES:** Mains electricity, private water and drainage.

**DIRECTIONAL NOTE:** From Penzance, proceed in an easterly direction passing Chyandour Square. Take the next left signposted Gulval and St Ives, follow this road through the village of Gulval and after approximately 1/3rd of a mile the entrance to Kenegie Manor can be found on your left hand side. Follow the road to the left of the Manor House whereby The Barns can be found to the rear of the main building.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a slate roof. The property has a 12 months holiday occupancy close with maximum of 28 days for each stay.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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