

New Park Home Parc-An-Drea, Cury Cross Lanes, TR12 7BJ

£225,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

New Park Home Parc-An-Drea

- BRAND NEW FULLY FURNISHED TWO-BEDROOM PARK HOME
- LOCATED IN THE HAMLET OF CURY
- 10-YEAR GUARANTEE
- SPACIOUS OPEN-PLAN LIVING AREA WITH VAULTED CEILINGS
- FRENCH DOORS OPENING ONTO A DECK WITH RURAL VIEWS
- MASTER BEDROOM WITH EN-SUITE AND WALK-IN DRESSING ROOM
- BRICK-PAVED DRIVEWAY, GARDEN AND ACCESS TO A FIELD IDEAL FOR DOG WALKING

A rare opportunity to purchase a brand-new, fully furnished two-bedroom residential park home in the rural hamlet of Cury, situated on the picturesque Lizard Peninsula.

Designed specifically for our client, this impressive Pathfinder home benefits from a 10-year guarantee and offers contemporary living in a beautiful rural setting.

Further details of the design can be found on the manufacturer's website: Pathfinder Homes – Light House.
https://pathfinderhomes.co.uk/homes/light-house

The property boasts a superb open-plan living space, enhanced by vaulted ceilings that create a wonderful sense of light and space. French doors open directly onto the deck, providing the perfect spot to relax and enjoy the far-reaching rural outlook.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room and a walk-in dressing room. A separate family bathroom completes the accommodation.

Externally, the property benefits from a brick-paved driveway providing off-road parking, together with an area of garden to the side and rear.

Residents also enjoy the use of an adjoining field, providing a pleasant space to enjoy the surrounding countryside and an ideal area for walking your dog.




CAUTION
Do not place foil, baking trays or cook on the base of this oven, this could cause damage to the oven and furniture.
Free 3 year guarantee
LAMONA



Cury is a lovely hamlet situated on the stunning Lizard Peninsula, an area renowned for its outstanding natural beauty and attractive coastal scenery.

The property is conveniently located approximately one and a half miles from Poldhu Beach and Mullion Golf Course. St Corantyn's Church is situated in the village.

The larger village of Mullion lies approximately three miles away and offers a range of local shops and amenities and a doctors' surgery.

The nearby town of Helston, approximately five miles away, provides a wider range of facilities, including national supermarkets, independent shops and other essential services

Combining contemporary, fully furnished accommodation with a lovely rural setting and easy access to the beautiful Cornish coastline, this brand-new park home presents an appealing opportunity to enjoy life on The Lizard Peninsula.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

A beautiful airy space with vaulted ceilings and multiple windows to both the side and front along with glazed French doors leading out onto the patio seating area.

PATIO SEATING AREA

With a composite deck having far reaching rural views over miles of Cornish countryside. The room is lit by a series of downlighters.

The area is divided into two zones.

LOUNGE 19'0" x 10'11" (5.81 x 3.35)

As a focal point there is a feature electric fire.

DINING AREA 9'10" x 9'4" (3 x 2.85)

KITCHEN 12'1" x 8'10" max measurements (3.7 x 2.7 max measurements)

Comprising a smart fitted kitchen with wood effect laminate flooring, stone effect worktops that incorporate a one and a half bowl stainless steel sink unit, ceramic hob with stainless steel chimney style hood over and stainless steel splashback. There are a good range of base and drawer units with wall cupboards over, built-in appliances include a fridge freezer, dishwasher, oven and a washer dryer. To the rear of the kitchen there is a cleverly designed utility area with a further stainless steel sink drainer and one of the cupboards houses the LPG combi boiler. There is a window and glazed door to the side aspect.

From the inner hallway with a generous storage cupboard and a loft hatch to the roof space which has further storage.

BEDROOM ONE 9'3" x 8'11" (2.82 x 2.72)

With a window to the side aspect and doors to:

DRESSING ROOM 5'11" x 3'9" (1.81 x 1.16)

This useful walk-in dressing room has shelf and hanging space.

EN SUITE

With a beautifully appointed shower room comprising glazed and tiled walk-in shower cubicle, dual flush W.C., wash hand basin set into a vanity unit with tiling and mirror over, dual shaver/toothbrush socket. Window to the side aspect, extractor and the room is lit by a series of downlighters, wood effect laminate flooring.

BEDROOM TWO 10'9" x 9'3" max measurements (3.29 x 2.83 max measurements)

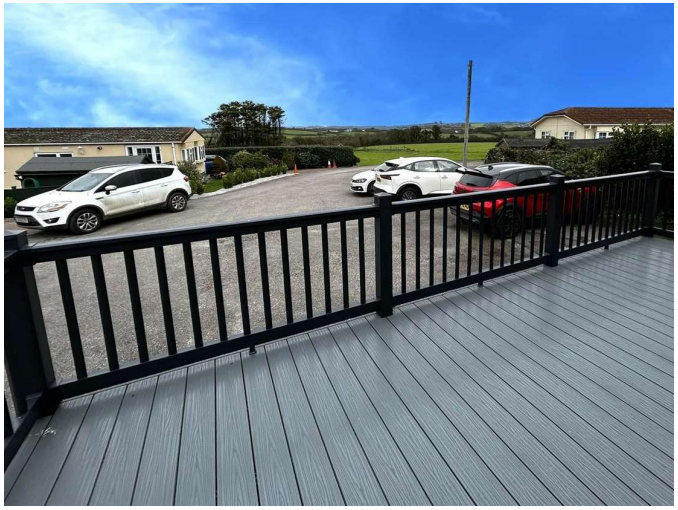
With floor to ceiling window to the side aspect, built-in wardrobe with shelf and hanging space, the room is lit by a series of downlighters.

BATHROOM

Comprising panelled bath with attractive tiled splashback and shower over, dual flush W.C., wash hand basin set into a vanity unit with tiled splashback with mirror over and two shaver/toothbrush sockets, chrome ladder style drying radiator, floor to ceiling window to the side aspect. Wood effect laminate flooring, extractor.













OUTSIDE

To the side of the property there is a bricked paved driveway with parking and a garden to the side and rear. Residents of the park have use of the large field towards to the front of the park which can be used for walking your dog.

AGENTS NOTE ONE

We are advised there is a service charge which is currently £175per calendar month.

AGENTS NOTE TWO

We are advised that it is an over 55 only residential park.

SERVICES

Mains water, electricity and shared private drainage.

WHAT3WORDS

parsnips.kicked.holly

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

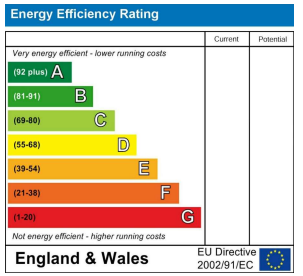
Floor Plan

FOR REFERENCE PURPOSES ONLY

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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