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**Higher Lariggan,
Penzance
£475,000
Freehold**





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Property Introduction

Boasting one of the most enviable positions in Penzance, this three-bedroom detached home is generously proportioned and beautifully arranged. The accommodation includes a large dual-aspect lounge, separate dining room, kitchen with adjoining utility room, ground floor WC and cloakroom, together with an integrated garage and driveway parking. The property offers an excellent balance of traditional character and practical modern living, although it would now benefit from a program of modernisation, presenting an exciting opportunity for prospective purchasers to update and personalise the home to their own tastes and requirements. Exceptionally light throughout, every window enjoys a pleasant outlook whilst the rear elevation and gardens take in views across the boating ponds, Mennaye rugby fields, and out towards the sea at Wherrytown, nestled between the seafronts of Penzance and Newlyn. Outside, the gardens wrap around the entire property and are thoughtfully divided into three distinct areas incorporating lawns, mature planting, a summerhouse and a greenhouse, with sections enjoying a southerly aspect, the outside space provides a variety of sunny and sheltered spots in which to relax or entertain. The property further benefits from off-road parking and an integrated garage.

Location

Set in a slightly elevated position above the western end of Penzance Promenade, Higher Lariggan is an attractive enclave of detached homes arranged around a charming central green. Conveniently located within a mile of both Newlyn and Penzance, the area is highly regarded for its peaceful setting, strong community feel, and easy access to shops, leisure facilities, beaches, and a wide range of everyday amenities.

ACCOMMODATION COMPRISES

ENTRANCE

Covered porch with front UPVC door leading to:-

HALLWAY

Ground floor hallway with radiator, turning staircase to the first floor and doors off to:-

RECEPTION/SITTING ROOM 18' 4" x 12' 3" (5.58m x 3.73m)

A spacious dual-aspect reception room with double-glazed front aspect window and rear patio doors providing direct access to the rear garden and patio. Featuring lower level radiator, wall-mounted radiator, fitted carpet and feature brick fireplace.

WC/CLOAKROOM

WC, radiator, towel rail and frosted rear aspect window.

DINING ROOM 10' 9" x 9' 11" (3.27m x 3.02m)

Radiator and large double glazed front aspect window.

KITCHEN 15' 1" x 8' 1" (4.59m x 2.46m)

Range of fitted kitchen units with space for a freestanding gas cooker and hob. Door leading to:-

UTILITY SPACE 7' 11" x 4' 7" (2.41m x 1.40m) maximum measurements

Pedestrian access to the integrated garage. Storage cupboard, window to rear and door to exterior.

FIRST FLOOR LANDING

Half landing leading to main first floor landing with staircase window overlooking the front aspect. The landing provides access to an airing cupboard and loft access hatch with doors off to:-

PRINCIPAL BEDROOM ONE 18' 5" x 12' 3" (5.61m x 3.73m)

A dual aspect room with double glazed front and rear aspect windows, radiator, fitted wardrobes and fitted carpet.

BEDROOM TWO 10' 2" x 8' 3" (3.10m x 2.51m)

Fitted units and cupboards, radiator, fitted carpet and double glazed rear aspect window enjoying pleasant views.

BEDROOM THREE 10' 9" x 9' 9" (3.27m x 2.97m)

Radiator, double-glazed front aspect window, fitted double wardrobe and access to attic/eaves storage space.

BATHROOM

Obscured double glazed window Panelled bath with shower over and side screen, low level WC and vanity wash hand basin with storage. Tiled walls and tiled floor. Extractor fan.

OUTSIDE FRONT

To the front of the property, a driveway provides off-road parking and leads to the integral garage. The front garden is arranged with raised lawns bordered by mature planting and a palm tree, creating an attractive approach to the house. To the right-hand side, a further raised lawn with established borders leads to side access.

OUTSIDE REAR

The rear garden is beautifully established and incorporates a summerhouse, mature fruit trees, vegetable patch and greenhouse, together with access on to Love Lane. The wraparound gardens provide a variety of seating and planting areas, offering privacy and enjoyment throughout the seasons.

INTEGRAL GARAGE 15' 5" x 8' 0" (4.70m x 2.44m)

Pedestrian door to utility, window to side and garage door to front.

SERVICES

Mains Electricity, Mains Gas, Mains Water and Mains Drainage.

AGENT'S NOTE

The Council Tax band for the property is band 'E'.

DIRECTIONS

From the western end of Penzance Promenade, continue towards Newlyn and turn right beside Wherrytown Boating Lake, taking the first right turn on to Lariggan Crescent. Continue uphill into Higher Lariggan, where Number 12 is situated on the edge of the lower section of the circular arrangement of houses, immediately to the right as you enter the green. What3words

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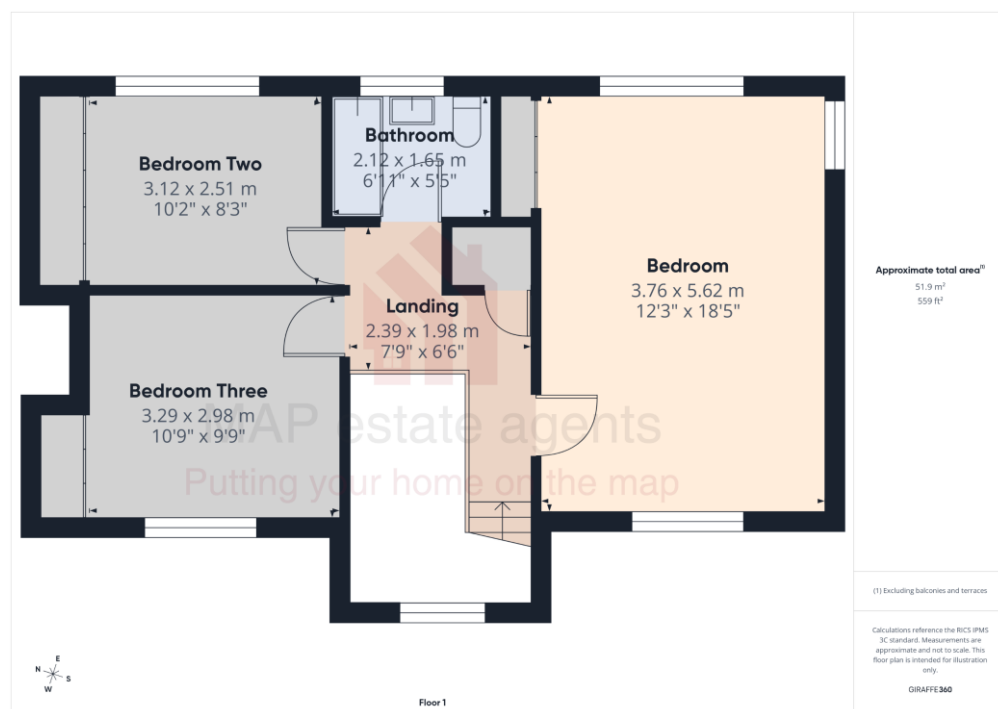


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached house in large plot
- Light and bright accommodation
- Sea views
- Wraparound gardens
- Summerhouse and greenhouse
- Integrated garage and driveway parking
- Requires modernisation
- Offered for sale chain free
- Three bedrooms
- Gas central heating



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