



Chy-An-Hunros Parc An Ithan, The Lizard, TR12 7PA

£449,999 Freehold

CHRISTOPHERS
ESTATE AGENTS

Chy-An-Hunros Parc An Ithan

- FOUR BEDROOM DETACHED HOUSE
- CLOSE PROXIMITY TO THE VILLAGE CENTRE
- BEAUTIFULLY PRESENTED
- STYLISH FITTED KITCHEN & SPACIOUS LOUNGE
- EN SUITE & MODERN FAMILY BATHROOM
- GENEROUS PARKING & INTEGRAL GARAGE
- BEAUTIFUL FRONT & REAR GARDENS
- FREEHOLD
- COUNCIL TAX D
- EPC B87

Situated just a short walk from the heart of mainland Britain's most southerly village, this beautifully presented four-bedroom detached home is finished to a high standard both inside and out. Tastefully decorated, the property showcases high-quality natural materials and stylish finishes, creating a warm and inviting living environment. Outside, it benefits from generous driveway parking, a garage, and delightful landscaped gardens to both the front and rear.

The well-designed accommodation briefly comprises a welcoming entrance hall, a practical utility room, and a beautifully fitted kitchen. The generous lounge enjoys French doors opening onto the rear garden, allowing plenty of natural light and providing an ideal space for indoor-outdoor living. Upstairs, there are four well-proportioned bedrooms, including a luxurious principal bedroom with an elegant en-suite shower room, together with a beautifully appointed family bathroom.

The Lizard is mainland Britain's most southerly village, occupying a unique and dramatic setting where the Atlantic Ocean meets the English Channel. Located within an Area of Outstanding Natural Beauty, the village offers spectacular coastal scenery and a relaxed lifestyle. Within easy walking distance of the property is a range of everyday amenities, including a doctor's surgery, butcher, cafés and food outlets, together with several highly regarded pubs and restaurants.

Families are well served by a respected primary school in the village, while secondary education is available at Mullion, approximately four miles away. The bustling market town of Helston is around 11 miles distant and provides a wider selection of shops, supermarkets, national retailers, restaurants, and leisure facilities, including an indoor swimming pool.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Featured glazed door to -

ENTRANCE PORCH

With tiling to the floor, window to the front aspect, coat hanging space and an electric heater. Part glazed door to -

ENTRANCE HALLWAY

With tiled floor and engineered oak doors lead to-

LOUNGE 19'8" x 11'9" (6 x 3.6)

A bright and inviting reception room enjoying windows to the front aspect overlooking the garden, while glazed French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces. Finished with attractive wood-effect laminate flooring, feature timber shelving, and stylish pendant lighting, this is a welcoming and versatile space for both relaxing and entertaining.

KITCHEN 19'8" x 10'5" max measurements (6. x 3.2 max measurements)

A beautifully appointed kitchen fitted with a quality range of wood units complemented by granite worktops incorporating a Belfast-style sink with drainer. There is an excellent selection of base cupboards and drawer units, together with feature glass display shelving. A classic Belling Range Cooker with a chimney-style extractor hood forms an attractive focal point, while there is also space for an American-style fridge/freezer.

FIRST FLOOR

LANDING

A staircase rises to a generous galleried landing featuring an attractive oak and glazed balustrade. A window to the rear aspect enjoys a pleasant outlook across neighbouring properties towards the sea, while a loft hatch provides access to the roof space. Engineered oak doors lead to the bedrooms and family bathroom.

MASTER BEDROOM 13'10" x 9'2" (4.24 x 2.80)

A light filled dual aspect room with a window to the rear aspect with a view over other properties to the sea in the distance, slate sill and door to -

EN SUITE

Beautifully appointed, the en-suite comprises a tiled glazed shower enclosure with a rainfall shower head and separate handheld attachment. There is a pedestal wash hand basin with a feature illuminated touch-control mirror above, a dual-flush WC, and attractive tiling to both the walls and floor. A window to the rear aspect provides natural light, while a heated towel rail and stylish designer radiator complete this luxurious space.

BEDROOM TWO 12'11" x 9'3" (3.96 x 2.83)

With window to the front aspect.

BEDROOM THREE 11'8" x 11'8" (3.58 x 3.57)

With window to the rear aspect, built-in wardrobe with mirrored door.

BEDROOM FOUR 10'7" x 10'3" (3.23 x 3.13)

With a window to the front aspect.

BATHROOM

Beautifully appointed, the family bathroom is fitted with a glazed, fully tiled shower enclosure featuring a rainfall shower head and separate handheld attachment. There is also a panelled bath with a glazed screen, fitted with a mixer tap and shower attachment, together with an electric shower over, offering flexibility for both bathing and showering.

A contemporary wall-mounted wash hand basin with drawer storage beneath is complemented by an illuminated touch-control mirror above, while a mirrored medicine cabinet, shaver socket and dual-flush WC complete the suite. The room is finished with attractive wall and floor tiling, a ladder-style heated towel rail, extractor fan, and recessed spotlighting, creating a stylish and luxurious bathroom.

OUTSIDE

There is a generous gravelled parking area for several vehicles.

GARAGE 26'1" x 9'8" (7.96 x 2.97)

With remote control up and over door, power and light, door back to kitchen and door to

UTILITY ROOM 9'3" x 9'3" (2.84 x 2.83)

Which has granite effect worktops with cupboards and drawers under and spaces for washing machine and tumble dryer, the room also houses the Grant oil boiler, dual flush W.C., tiling to the floor with central drain, spotlights and sink with storage under.

GARDENS

A real feature of this property are the beautifully landscaped gardens which run to the front where there is an expanse of lawn. There is a nicely enclosed garden with a mixture of mature hedging and fencing with beds at its borders having many mature plants, trees and shrubs and from many points offering good degrees of privacy. There is a lovely raised ornamental pond. To the side of the house there is a gravelled storage area along with a good size garden shed. The rear garden is nicely enclosed by fencing has raised beds and borders housing plants and shrubs. There is a patio seating area, outside tap and from many points in the garden a good degree of privacy is enjoyed.

SERVICES

Mains water, electricity, water, drainage and oil fired central heating.

WHAT3WORDS

positives.demanding.saucepan





ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band D.

DATE DETAILS PREPARED.

7th July 2026.

MOBILE AND BROADBAND

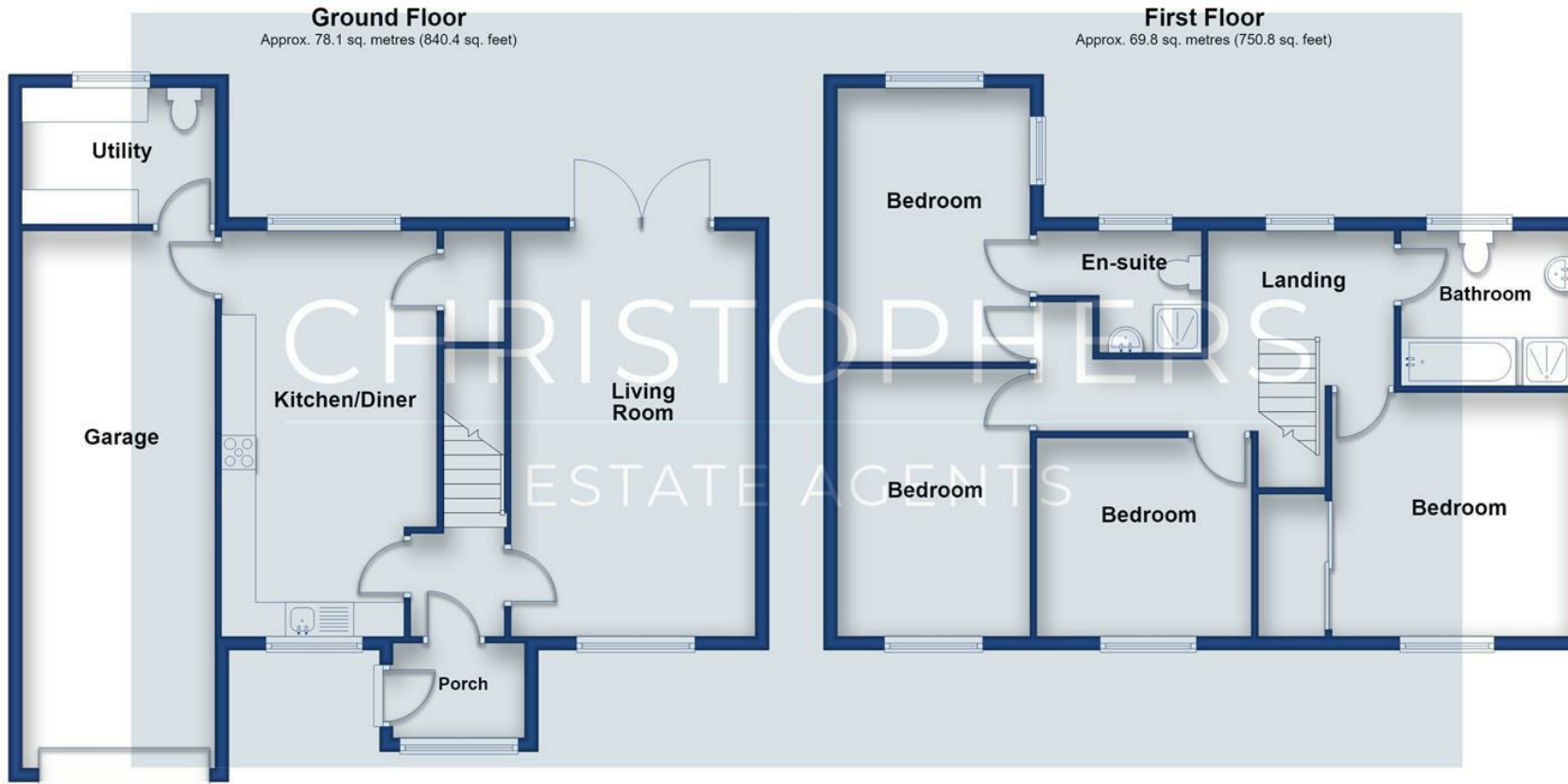
To check the broadband coverage for this property please visit -
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -
<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





Ground Floor
Approx. 78.1 sq. metres (840.4 sq. feet)

First Floor
Approx. 69.8 sq. metres (750.8 sq. feet)

Total area: approx. 147.8 sq. metres (1591.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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