



Upper House, Belle Vue, Newlyn,
Penzance, Cornwall, TR18 5ED



Marshall's

ESTATE AGENTS







UPPER HOUSE, BELLE VUE, NEWLYN, PENZANCE, CORNWALL, TR18 5ED

GUIDE PRICE £500,000 FREEHOLD

*** FORMER ARTIST STUDIO * SEA VIEWS * LARGE GARDENS ***

*** SPACIOUS ACCOMMODATION * 24FT LIVING ROOM WITH WOOD BURNER ***

*** KITCHEN/DINING ROOM * UTILITY ROOM * GROUND FLOOR SHOWER ROOM ***

*** THREE BEDROOMS AND STUDY * EPC = E * COUNCIL TAX BAND = D ***

*** APPROXIMATELY 139 SQUARE METRES ***

A detached former artist studio, now a lovely family home, which was built in the late 20's and 1930's and offers spacious accommodation, enjoying views across Newlyn Harbour towards Mount's Bay and beyond and set within large gardens. The spacious and unusual accommodation comprises of large living room with high ceilings and four multi pane casement windows to both the front and rear with wood burner, stripped wood flooring, 23ft hallway, utility, shower room and kitchen/dining room on the ground floor. On the first floor there are three double bedrooms, office and a bathroom. The property is accessed over a private pedestrian lane and is surrounded by established gardens with a raised summer house enjoying the aforementioned sea view. This unique, highly individual property is gas centrally heated and double glazed where stated and viewing is highly recommended.

Wooden front door with arched and glazed fanlight over into:

HALLWAY: 23' 3" x 8' 10" (7.09m x 2.69m) Painted wood floor, stairs rising with cupboards under, radiator, door to rear, double glass doors to:

LIVING ROOM: 23' 7" x 15' 6" (7.19m x 4.72m) Four large single glazed multi pane casement picture windows to both the front and rear enjoying sea views, high ceiling, wood burner on granite hearth with rendered surround, four radiators.

UTILITY ROOM: 8' 5" x 6' 6" (2.57m x 1.98m) Gas boiler, plumbing for washing machine, skylight, wash hand basin, door to:

SHOWER ROOM: Double glazed window to side, WC, heated towel rail, fully tiled mains shower cubicle.

KITCHEN/DINING ROOM: 19' 7" x 8' 0" (5.97m x 2.44m) Slate floor, double glazed to two side enjoying views across Newlyn Harbour towards St Michael's Mount, fitted bookshelf, skylight, base units with worksurfaces and hand built Clive Bowen tiles over, built in oven, hob, extractor fan, one and half bowl stainless steel sink unit.

FIRST FLOOR LANDING: Access to loft.

BEDROOM ONE: 15' 9" x 11' 7" (4.80m x 3.53m) Two multi pane casement windows to front with views over Newlyn, radiator, wooden floor, built in wardrobes.

BEDROOM TWO: 10' 3" x 8' 9" (3.12m x 2.67m) Window, wooden floor, radiator.

BEDROOM THREE: 11' 6" x 8' 8" (3.51m x 2.64m) Dormer window with sea views, radiator, built in wardrobe.

STUDY/OFFICE: 11' 6" x 5' 0" (3.51m x 1.52m) Window, wooden floor, radiator.

BATHROOM: Dormer window with views, painted wooden floor, heated towel rail, bidet, WC, bath with shower over, pedestal wash hand basin, shelved cupboard.

OUTSIDE: The property is approached over a pedestrian pathway leading to the gardens which surround the property, laid to lawn with established trees and bushes, patio adjacent to the dining room enjoys views across Newlyn Harbour towards St Michael's Mount, wooden shed, rear garden laid to lawn with raised wooden summer house, again enjoying the views with further wooden shed. The gardens are fully enclosed by established trees and shrubs, giving a high degree of privacy and enjoying the views.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a slate tiled roof.

DIRECTIONS: Via "What3Words" app: ///folk.snored.submerge

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

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01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
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