



15, Ridgevale Close



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Gulval, Penzance, Cornwall TR18 3RB

Penzance - 1 miles, Marazion - 5 miles, St.Ives - 6 miles

An immaculately presented light and spacious property with beautifully well maintained, established garden in the highly sought after Ridgevale Close in Gulval.

- Family Home
- 3 Bedrooms
- Garage
- Parking
- Freehold
- Sought after Location
- Master En-suite
- Gardens
- Conservatory
- Council Tax Band F

Guide Price £669,500

## SITUATION

Ridgevale Close is located in the village of Gulval, within a highly sought-after area known locally as the Golden Mile. This region is famous for its fertile land, ideal for horticulture, and its expansive fields of daffodils.

The village, offering stunning views of Mounts Bay, is a delightful mix of Victorian homes and cottages arranged around a charming village square, home to a lovely church. Ridgevale Close is a relatively new and much-desired addition to this quaint community. The nearby town of Penzance provides a wide range of amenities, services, and a train station with direct links to London Paddington.

The scenic Penwith Peninsula, with its rugged coastline, picturesque walking trails, and beautiful beaches, is easily accessible.



## THE PROPERTY

A beautifully inviting and immaculately maintained family home, nestled in the sought-after Ridgevale Close, within the charming village of Gulval. Set in an elevated position, the property boasts breathtaking views over the village and stretches out towards Mounts Bay. Surrounded by a generous lawned garden, the home features terraced entertaining spaces and an extensive array of small trees, shrubs, and perennials.

One of the property's standout features is its spacious, light-filled reception rooms, complemented by a conservatory that offers lovely views of the garden and outdoor entertaining areas.

The accommodation briefly includes: an entrance hallway, a sitting room with a bay window overlooking the village, a dining room, an open-plan kitchen and breakfast room with views across the south-facing rear garden, a superb conservatory, and a large central landing. Off the landing, you'll find three double bedrooms, including a master en-suite, as well as a spacious family bathroom.

## OUTSIDE

Occupying one of the largest plots on Ridgevale Close, the gardens are a prominent feature of the property. The front garden is mainly laid to lawn, bordered by a large driveway offering ample parking space. To the side, there is an expansive open stretch of garden, edged by established shrubs and trees, with the added benefit of planning permission.

The south-facing rear garden is a beautifully landscaped, private retreat, with spacious paved areas extending from the kitchen. These create an ideal space for outdoor entertaining, with stunning views across the terraced gardens.

## SERVICES

Mains water, electricity gas and drainage. STD broadband available (Ofcom). O2 & Vodafone signals Likely, EE limited, and Three - no signal. (Ofcom)

## VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

## DIRECTIONS

On approaching Penzance along the A30 turn right toward the village of Gulval passing Ponsandane Farm on your left hand side. At the sharp right hand corner leading toward the village, bear left towards Heamoor and Newmill. A short distance along this road Ridgevale Close will be evident on your right hand side. Take the first turning on your right and the property will be evident on your right hand side



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(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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