



28 Croft Parc, The Lizard, TR12 7PN

£260,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

28 Croft Parc

- THREE BEDROOM SEMI-DETACHED RESIDENCE
- SITUATED IN MAINLAND BRITAIN'S MOST SOUTHERLY VILLAGE
- IN NEED OF SOME UPDATING TO REALISE ITS FULL POTENTIAL
- PARKING
- GARDENS
- FREEHOLD
- COUNCIL TAX B
- EPC E4I

An opportunity to acquire a three-bedroom semi-detached home situated in The Lizard, mainland Britain's most southerly village. Offering excellent potential for modernisation and personalisation, the property provides the perfect foundation for a comfortable family home in this highly sought-after coastal community.

The accommodation briefly comprises an entrance porch, a spacious lounge, and a kitchen/dining room, together with two bedrooms and a family bathroom on the ground floor. The first floor offers a further bedroom and an additional shower room, creating flexible living arrangements.

Externally, the property benefits from off-road parking and gardens to both the front and rear, with the enclosed rear garden providing a pleasant outdoor space. The home is warmed by electric heating.

Set within an Area of Outstanding Natural Beauty, The Lizard is a unique and vibrant village where the Atlantic Ocean meets the English Channel. A short stroll from the property, the village offers an excellent range of everyday amenities including a post office, local stores, doctors' surgery, butcher, and a selection of well-regarded public houses and restaurants. The area is also served by a respected primary school, while secondary education is available in nearby Mullion, approximately four miles away.

The bustling market town of Helston lies approximately eleven miles distant and provides a wider range of amenities, including national retailers and a leisure centre with indoor swimming pool.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE PORCH

With wood effect flooring and window to the front aspect with part glazed door to

LOUNGE 15'4" x 14'9" (including staircase) (4.68 x 4.51 (including staircase))

With local stone fireplace and matching hearth (currently capped off) with shelving and cupboards to the side. There is a window to the front aspect, understairs storage cupboard and a door leads to

INNER HALLWAY

With doors to

KITCHEN/DINER 19'8" x 8'6" (narrowing to 8'2") (6 x 2.6 (narrowing to 2.5))

The kitchen comprises a stone-effect worktop incorporating a one-and-a-half bowl stainless steel sink and drainer unit with tiled splashbacks. A range of base and drawer units provide ample storage, with space available for a refrigerator, washing machine, and electric cooker.

The room enjoys a window overlooking the rear garden, together with a part-glazed door providing direct access outside. Further features include vinyl flooring and an internal window looking through to the lounge.

SHOWER ROOM

With glazed and tiled walk-in shower cubicle with electric shower over, dual flush W.C., pedestal wash hand basin with tiled splashback and mirrored medicine cabinet over, obscure window to the rear aspect, downflow electric heater, stone effect vinyl flooring and cupboard housing the immersion.

BEDROOM ONE 11'5" x 9'0" (3.49 x 2.75)

With a window to the front aspect and built-in wardrobes.

BEDROOM TWO/STUDY 8'10" x 8'0" (2.7 x 2.44)

With glazed sliding door to rear aspect.

From the lounge a staircase rises to

FIRST FLOOR

LANDING

With eaves storage and doors to

BEDROOM THREE 11'8" x 7'10" (limited headroom at eaves) (3.58 x 2.40 (limited headroom at eaves))

The room has two skylights and eaves storage cupboards.

SHOWER ROOM

With glazed and tiled walk-in shower cubicle with electric shower over, pedestal wash hand basin with instant water heater over, W.C. with concealed cistern, eaves storage and two skylights.

OUTSIDE

To the front of the property there is a driveway with parking for several vehicles. The front garden is laid mainly to lawn and is enclosed by mature hedging. Pedestrian access leads to

REAR GARDEN

A pleasant space with lawns and beds at its borders with patio seating area, two useful sheds and a water tap.

SERVICES

Mains water, electricity and drainage.

WHAT3WORDS

punctuate.lovely.satin

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 B.

DATE DETAILS PREPARED.

12th May 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 - PURCHASERS

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.



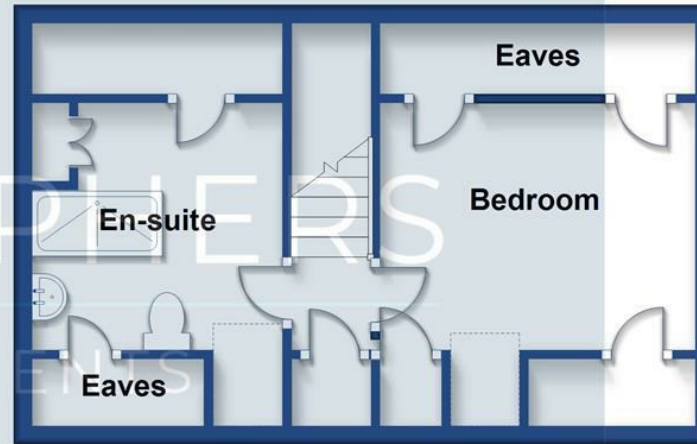




Ground Floor
Approx. 647.0 sq. feet



First Floor
Approx. 334.2 sq. feet



Total area: approx. 981.2 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 fence and house 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.



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