



7 Nanturas Row, Goldsithney,
Penzance, Cornwall, TR20 9HE









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£500,000 FREEHOLD

- * **THREE/FOUR BEDROOMS * LIVING ROOM * DINING ROOM * FITTED KITCHEN ***
- * **OIL FIRED CENTRAL HEATING * PART DOUBLE GLAZING * PERIOD FEATURES ***
- * **APPROXIMATELY HALF AN ACRE OF MAINLY LAWNED GARDENS ***
- * **POTENTIAL DEVELOPMENT (SUBJECT TO PLANNING) ***
- * **IDEAL FAMILY HOME * CONVENIENT POSITION ***
- * **CLOSE TO ST HILARY SCHOOL AND SANDY BEACHES ***
- * **EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * **EPC = E * COUNCIL TAX BAND = C * APPROXIMATELY 104 SQUARE METRES ***

A rare opportunity to acquire a three/four bedroom end of terrace cottage, set in approximately half an acre of mainly lawned gardens, offering a good degree of privacy and located along a private road. The property has spacious accommodation which would make an ideal family home and really needs to be viewed internally to appreciate to the full.

The layout lends itself to a variety of uses and the gardens are of a particular attraction with scope for further development, subject to any necessary planning permissions.

Nanturas Row is located at the end of the popular village of Goldsithney, along a small private road, within a short walk of most amenities and the renowned St Hilary School. The coastal village of Perranuthnoe is approximately one mile away with its sandy beaches and coastal footpath. Marazion, the iconic St Michael's Mount, is a short drive away the main town of Penzance is approximately 4 miles, with main line links to London Paddington. Due to the popularity of properties such as this we recommend an early appointment.

Entrance door to:

LIVING ROOM: 20' 7" x 12' 0" (6.27m x 3.66m) Beamed ceiling, sliding sash windows overlooking gardens, understairs storage cupboard, brick fireplace, TV point, two radiators.

DINING ROOM: 12' 2" x 9' 9" (3.71m x 2.97m) Window seat with UPVC double glazed window overlooking gardens, beamed ceiling, shelved recess, radiator.

KITCHEN: 11' 10" x 7' 0" (3.61m x 2.13m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, built in oven, four ring hob and extractor hood, worksurfaces and power points, UPVC double glazed window overlooking rear gardens, washing machine and fridge to remain.

SITTING ROOM/BEDROOM FOUR: 13' 8" x 10' 0" (4.17m x 3.05m) Double glazed sliding sash window overlooking gardens, built in cupboard, radiator.

EN SUITE SHOWER ROOM: White suite comprising tiled shower cubicle with folding glass door, chrome fittings, wash hand basin, low level WC, UPVC double glazed windows, tiled flooring, heated towel rail.

REAR PORCH: 6' 8" x 5' 8" (2.03m x 1.73m) UPVC double glazed windows and door to gardens.

Stairs from living room to:

FIRST FLOOR LANDING:

BEDROOM ONE: 12' 0" x 10' 7" (3.66m x 3.23m) Built in wardrobes, sliding sash window overlooking front gardens, radiator, door to:

BEDROOM TWO: 12' 5" x 10' 0" (3.78m x 3.05m) UPVC double glazed window.

N.B.: It would be possible to form a passageway through bedroom one to bedroom two, reducing the measurement of bedroom one by approximately 2.5ft.

BEDROOM THREE: 10' 0" x 9' 4" (3.05m x 2.84m) Sliding sash window overlooking gardens, radiator.

BATHROOM: White suite comprising panelled bath with shower over, vanity unit with wash hand basin and cupboard below, low level WC, UPVC double glazed window, chrome towel rail.

OUTSIDE: The property stands in approximately half an acre of mainly lawned gardens with mature trees and shrubs which creates a good degree of privacy. The property has further lawned area with flower borders and rear pedestrian and vehicular access. Attached to the property is a small boiler room housing oil fired central heating boiler.

At the approach to the property is a:

DETACHED WORKSHOP: approximately 16' 9" x 16' 0" (5.11m x 4.88m) Ideal for a variety of uses, subject to any necessary planning permissions.

SERVICES: Mains water, electricity and drainage. Oil fired central heating.

DIRECTIONS: Via "What3Words" app: ///nibbles.bloom.parkland

AGENTS NOTES: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is built of granite and block under a tiled roof.

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.

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