

The Stable, Kerris Vean, Paul,  
Penzance, Cornwall, TR19 6NT

















**THE STABLE, KERRIS VEAN, PAUL, PENZANCE, CORNWALL, TR19 6NT**

**£450,000 FREEHOLD**

**\* SINGLE STOREY GRANITE CONVERSION \* BACKS ONTO OPEN FARMLAND \***

**\* RURAL LOCATION \* TWO DOUBLE BEDROOMS \* OPEN PLAN LOUNGE/DINING ROOM \***

**\* KITCHEN \* CONSERVATORY \* BATHROOM \* GARDENS \* PARKING \***

**\* NO ONWARD CHAIN \* EPC = E \* COUNCIL TAX BAND = D \***

**\* APPROXIMATELY 115 SQUARE METRES \***

Situated in the small hamlet of Kerris Vean and located in a rural location and backing onto farmland is this recently updated single storey two bedroom barn conversion, believed to have been converted in the 1980's. The beautifully presented accommodation comprises of two double bedrooms, lounge/dining room with wood burner and vaulted ceiling, kitchen, bathroom and orangery/sun room. There are gardens to three sides of the property, mainly laid to lawn and enclosed by granite hedging to the front and wooden fencing to the rear backing onto farmland and gravelled parking for several vehicles. The property is offered for sale with no onward chain, is double glazed where stated and a viewing is highly recommended. The nearest village is Paul with its associated amenities and is situated on the outskirts of both Newlyn and Mousehole.

Composite double glazed door with double glazed side panel into:

**LOUNGE/DINING ROOM:** 23' 7" x 15' 10" (7.19m x 4.83m) Two double glazed windows to front and rear, further door to rear garden, exposed granite around the windows, wood burner on slate hearth, electric heater, vaulted ceiling. Dining area opens into:

**HALLWAY:** Double glazed window to front with exposed granite, doors to:

**BEDROOM ONE:** 16' 3" x 12' 3" (4.95m x 3.73m) Double glazed window to front, electric heater.

**BEDROOM TWO:** 12' 7" x 11' 3" (3.84m x 3.43m) Double glazed window to rear, electric heater.

Door from lounge into:

**KITCHEN:** 16' 2" x 11' 0" (4.93m x 3.35m) Double glazed window to front, slate floor, inset spotlights, base and wall units with worksurfaces and tiling over, electric cooker, hob and extraction unit, space for washing machine, tumble dryer and fridge/freezer, access to loft, cupboard housing hot water tank. Kitchen opens into:

**ORANGERY/SUN ROOM:** Slate floor, double glazed to three sides with vaulted glass roof, views across open fields, exposed granite wall, door to outside.

Further door from kitchen into:

**BATHROOM:** Double glazed window, corner bath with pedestal wash hand basin, WC, fully tiled electric shower, extractor fan, shaver point, heated towel rail.

**OUTSIDE:** The property is approached over a gravelled driveway with parking for several vehicles leading to the gardens which surround the property to three sides, mainly laid to lawn with areas laid to gravel for seating out, all enclosed by granite hedging and wooden fencing which in turn backs onto open farmland.

**SERVICES:** Mains water, electricity and private drainage.

**DIRECTIONS:** Via "What3Words" app: [///stooping.mimic.spider](https://www.what3words.com/stooping.mimic.spider)

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

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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