



ANDREW EXELBY
ESTATE AGENTS



Drift, Buryas Bridge TR19

Penzance

Guide Price
£500,000

Tenure: Freehold

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

- FOUR DOUBLE BEDROOM SEMI-DETACHED COTTAGE
- EXTREMELY WELL PRESENTED THROUGHOUT
- LOVELY SIDE GARDEN WITH POCKETED SEATING AREAS
- OIL FIRED CENTRAL HEATING AND UNDERFLOOR HEATING
- MAJORITY UPVC DOUBLE GLAZING
- PARKING FOR ONE VEHICLE
- FAR REACHING COUNTRYSIDE VIEWS
- MUST BE VIEWED TO BE APPRECIATED
- EPC RATING D63 / COUNCIL TAX BAND - C

DESCRIPTION

A delightful and most welcoming four double bedroom semi-detached family home that can be found within the village of Drift. The property has undergone a schedule of sympathetic modernisation over the years and now offers comfortable, light and airy accommodation over the two floors. The property benefits from majority uPVC double glazing and a very useful attic office space. There is parking for one vehicle to the rear whilst to the side is a lovely well tended garden to sit out in and enjoy.

The property is primarily warmed via an oil fired central heating system along with partial underfloor heating to the ground floor. There is also a wood burning stove within the living room that is perfect for hunkering down in front of during those winter evenings! The accommodation is arranged over two floors and briefly comprises of the living room, splendid sitting room with gorgeous views over the garden to the countryside, large kitchen/dining room and a wet room to the ground floor with the four double bedrooms and family bathroom to the first floor. A useful office space has also been fashioned within the attic.

This lovely light and airy home must be viewed to be appreciated both inside and out so an early inspection is highly recommended.

LOCATION

The property is located some two miles west of the market town of Penzance with the popular surfing village of Sennen, renowned for its sandy beaches and surfing activities, some six miles further along the A30. Drift Reservoir is but a short distance away and is an idyllic location for enjoying some peace and quiet whilst bird spotting or enjoying a spot of trout fishing subject to a required license. Rambling countryside walks, especially to Trewidden Gardens, can also be enjoyed.

Wooden part obscure double glazed door to...

ENTRANCE VESTIBULE

Tiled flooring. Wooden part glazed door to...

ENTRANCE HALLWAY

Tiled flooring. Stairs rise to first floor. Radiator. Door to...

LIVING ROOM - 6.9m max x 3.3m max (22'7" max x 10'9" max)

uPVC double glazed each window to front. Inset wood burning stove set atop a plate





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uPVC double glazed sash window to front. Inset wood burning stove sat atop a slate hearth. Three radiators. Attractive wooden flooring. Under stairs storage cupboard.

Wooden sash window gaining light from the sitting room. Opening wooden doors to...
SITTING ROOM - 5.79m x 3.15m (18'11" x 10'4")

A lovely light and airy room with wooden double glazed double doors opening out to the garden with surrounding countryside. Two triple glazed skylight r

Tiled flooring with underfloor heating. Opening to...

KITCHEN/DINING ROOM - 5.89m x 3.81m (19'3" x 12'

Wooden double glazed window to side with views over countryside. Wooden worksurface area with inset built in below. Spaces for washing machine, tumble dryer and...



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