FOR SALE



Kynance Terrace, The Lizard Village
Guide Price £265,000

MARTIN&CO

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- **END OF TERRACE STONE FRONTED COTTAGE**
- **REFURBISHED BY CURRENT OWNERS**
- **BEAUTIFULLY PRESENTED**
- **IN THE HEART OF THE LIZARD VILLAGE**
- **DISTANT COASTAL VIEWS FROM FIRST FLOOR**

A characterful, two-bedroom, end-of-terrace, stone fronted cottage, right in the heart of The Lizard Village, refurbished by the current owners and beautifully presented throughout.







Situated right in the heart of Britain's most Southerly village, this is an excellent opportunity to purchase a beautifully presented and updated, former coastguard's cottage, which enjoys lovely distant coastal views towards Kynance Cove and Gwennap Head from the first floor.

The property is set back from the road by a small, paved front garden and iron railings. The front door opens into a modern, open-plan living space, with a stylish and contemporary fitted kitchen, dining area and lounge. There is a wood-burning stove at its heart and alcoves either-side of the chimney breast. The kitchen has an integrated electric oven with induction hob and extractor hood and an

integrated washing machine. There is space for a dishwasher and a free-standing fridge-freezer.

On the first floor there is a light landing, with a large storage cupboard, a modern shower room and two bedrooms, with the principal bedroom having a walk-in wardrobe and enjoying some lovely distant coastal views.

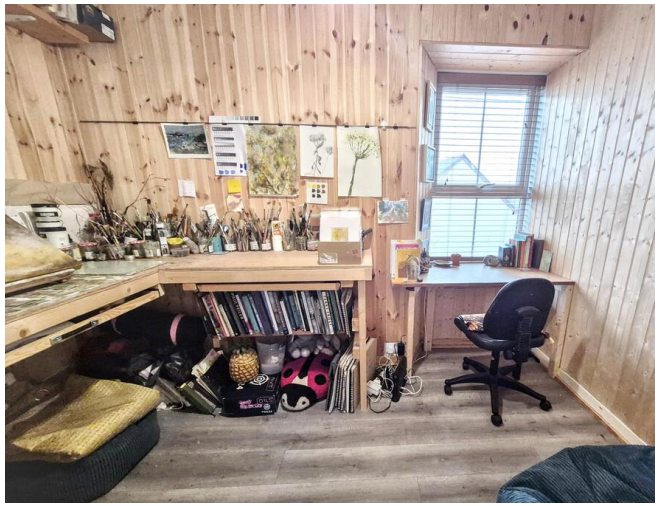
As part of the refurbishment, internal insulation has been added to the front exterior wall as well as to the floor under the lounge area, making this a much more comfortable and cosy cottage than you would traditionally find.

Freehold
EPC - TBC
Council Tax Band B
UPVC Double Glazing
Electric Panel Heaters and Electric Hot Water Boiler
Electric Shower
Log-Burning Stove
Mains Electricity, Water and Sewage
No Allocated Parking or Garden
On Street Parking Readily Available Nearby

Superfast Broadband available at this postcode.
Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information.
Source: Ofcom.org.uk







LOCATION

The property is ideally positioned for enjoying everything this beautiful part of the Lizard Peninsula has to offer, with stunning coastline, scenic countryside and famous coastal walking routes all within easy reach.

The village itself offers a charming community atmosphere, with a selection of independent shops, cafés, public houses and local amenities. The property is also conveniently placed for exploring some of Cornwall's most spectacular coastal scenery, including the world-renowned Kynance Cove and Lizard Point, the most southerly point of mainland Britain.

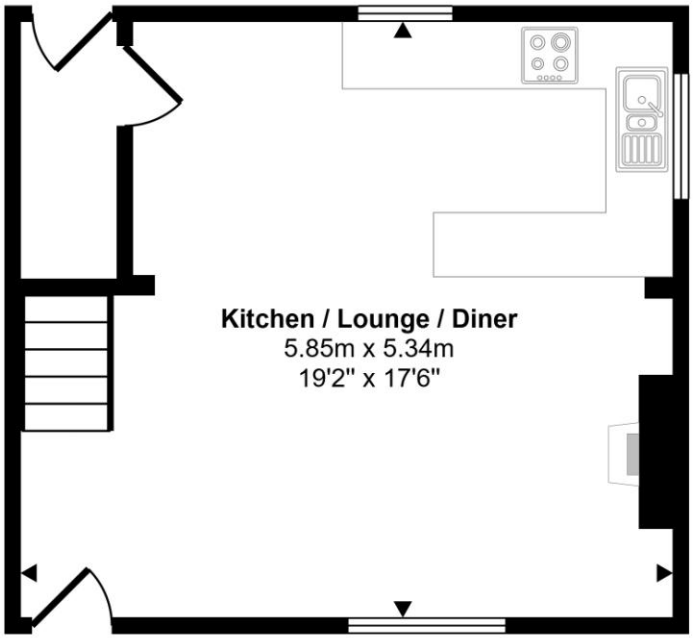
The surrounding area is a haven for outdoor enthusiasts, with the South West Coast Path providing breathtaking cliff-top walks, beautiful secluded coves and far-reaching sea views. Whether enjoying a coastal walk, spending time at the beach or simply taking in the relaxed pace of village life, The Lizard offers a wonderful setting for those looking to embrace the Cornish lifestyle.

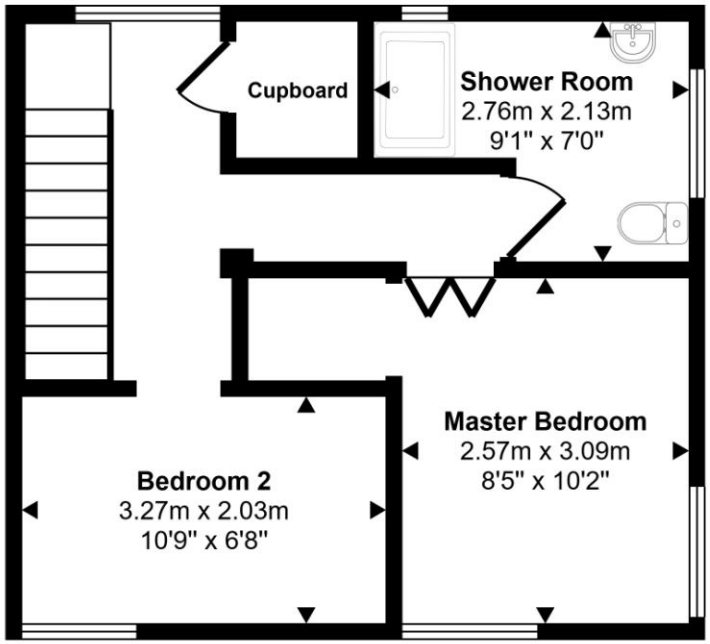
An appealing opportunity for those seeking a permanent home, coastal retreat or investment in this particularly attractive part of Cornwall.





Approx Gross Internal Area
63 sq m / 682 sq ft





Ground Floor
Approx 31 sq m / 337 sq ft

First Floor
Approx 32 sq m / 345 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The Property Ombudsman