

THE FIELD HOUSE, 15 FURZE CROFT

Nancledra, Penzance, TR20 8BB

Price: £650,000



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A beautifully presented 3/4 bedroom detached home situated in the highly sought-after village of Nancledra, offering spacious, light-filled accommodation finished to an exceptional standard throughout. Featuring a superb bespoke handmade kitchen/dining room, generous dual-aspect living room, principal bedroom with en-suite and air source heating with underfloor heating throughout. However, it is the outside space that truly sets this property apart. The magnificent gardens extend to approximately three quarters of an acre, with beautifully maintained sweeping lawns, mature trees and a wonderful outlook across the Nancledra Valley. With ample parking, a generous integral garage and further potential, this really is a special property in a lovely village setting. A RARE OPPORTUNITY – VIEWING ESSENTIAL TO FULLY APPRECIATE THE HOUSE AND ITS EXCEPTIONAL GARDENS.





DESCRIPTION

The Field House is a quite exceptional detached family home, beautifully presented throughout and offering spacious, light-filled accommodation arranged over several levels. Situated within the popular village of Nancledra, the property combines contemporary living with a wonderful sense of space and privacy, all complemented by what can only be described as truly outstanding gardens. The accommodation has been thoughtfully designed to make the most of its surroundings, with generous rooms, quality finishes, oak flooring and staircases, a beautiful handmade kitchen and extensive glazing allowing natural light to flood through the property. An air source heat pump provides underfloor heating throughout, adding to the comfort and efficiency of this impressive home. The property offers three/four bedrooms, with the fourth currently providing an ideal home office, a superb kitchen/dining room, an excellent-sized first-floor living room, a family shower room and an en-suite to the principal bedroom. There is also a particularly generous integral garage, offering excellent storage and potential for conversion or further development, subject to the necessary consents. However, it is outside where The Field House really comes into its own. The gardens are quite simply spectacular. Extending to approximately three quarters of an acre in total, the beautifully maintained grounds offer extensive lawns, established planting, mature trees and wonderful open views down towards the Nancledra Valley. The sheer size and quality of the gardens are rarely found and provide a truly special setting for this lovely home. With ample parking,

additional space suitable for a campervan or larger vehicle, generous patio areas and a peaceful village location

ENTRANCE HALLWAY

An attractive and welcoming entrance into the property, with tiled flooring, beautiful oak staircase rising to the first floor and doors leading to the kitchen/dining room, bedroom four/home office and cloakroom. Useful understairs cloaks cupboard providing additional storage. Underfloor heating.

OFFICE / BEDROOM FOUR

A versatile room currently offering an ideal space for those wishing to work from home, although equally suitable as a fourth bedroom. Window to the front elevation providing natural light, ample power points and underfloor heating.

CLOAKROOM

Fitted with an enclosed WC and wash hand basin with useful storage cupboards beneath. Underfloor heating.

KITCHEN / DINING ROOM

A truly superb room and undoubtedly one of the highlights of the accommodation. Beautifully light and bright, this wonderful space provides an excellent setting for both everyday family living and entertaining, with double doors opening directly onto the large patio and enjoying lovely views across the extensive gardens. The kitchen itself is particularly impressive, having been fitted with a comprehensive range of bespoke handmade eye and base level units, complemented by beautiful quartz worktop

surfaces. Features include an inset one-and-a-quarter bowl sink unit with mixer taps over, space for a large range-style cooker with extractor above, integrated fridge, freezer, washing machine, dishwasher, generous pan drawers and ample power points. A window overlooking the gardens provides further natural light and makes this a particularly pleasant space. The dining area offers more than enough room for a substantial dining table and chairs, with the double doors providing a wonderful connection between the house and gardens. Tiled flooring with underfloor heating throughout and an internal door leading directly into the integral garage.

FIRST FLOOR LANDING

A bright and attractive landing with oak flooring, window to the front elevation providing excellent natural light, oak staircase rising to the next level and door leading into the living room. Underfloor heating.

LIVING ROOM

An absolutely lovely room of excellent proportions, enjoying a wonderful dual aspect and an abundance of natural light. A large double window to the front elevation combines with double doors to the rear, which open directly onto the patio and gardens, creating a beautifully bright and welcoming living space. The room features attractive oak flooring and a contemporary wood-burning stove, providing a lovely focal point. There is ample space for a generous range of lounge furniture, together with power points and television connections. A particularly impressive reception room, perfectly suited to both relaxing and entertaining, with underfloor heating adding to the comfort.

SECOND FLOOR LANDING

Attractive oak flooring, useful storage cupboard and further oak staircase rising to the principal bedroom. Doors leading to

bedrooms two and three and the family shower room. Underfloor heating. Access to loft

BEDROOM

Another excellent-sized double bedroom, featuring attractive oak flooring and a window overlooking the extensive rear gardens. Ample power points and underfloor heating.

BEDROOM

A further well-proportioned bedroom, again enjoying lovely views over the beautifully maintained gardens to the rear. Oak flooring, power points and underfloor heating.

SHOWER ROOM

A beautifully finished and contemporary shower room, offering tiled flooring and fully tiled walls. The suite comprises a close-coupled WC, wash hand basin with useful storage cupboards beneath and a particularly generous walk-in shower enclosure with mains-connected shower. Panelled Bath. Window to the front elevation, heated towel rail and underfloor heating.

UPPER FLOOR

A superb double bedroom occupying the upper level of the property and providing a lovely private retreat. Two windows to the front elevation allow excellent natural light into the room, while the attractive oak flooring continues the quality finish found throughout the house. Ample power points, underfloor heating and door leading into the en-suite shower room.

EN-SUITE

A spacious and beautifully appointed en-suite, featuring tiled flooring and walls. The suite comprises a close-coupled WC, bidet, wash hand basin with storage cupboards beneath and a generous walk-in shower enclosure with mains-connected shower. Velux roof window providing natural light, heated towel rail and underfloor heating.



INTEGRAL GARAGE

An excellent-sized integral garage offering far more than simply vehicle storage. With an up-and-over door to the front, pedestrian access to the rear and an internal door connecting directly to the kitchen/dining room, the garage provides a particularly useful and versatile space. Electric power and lighting, together with the hot water cylinder and access to a loft storage area. Given its generous proportions, the garage offers interesting potential for conversion into additional accommodation, a workshop, home gym or other uses, subject to the necessary planning permissions and building regulations. There may also be potential to utilise the space above, again subject to all necessary consents.

OUTSIDE

SIDE GARDENS & PRACTICAL AREAS Access is available around both sides of the property, adding to the practicality of the grounds. One side provides a useful and discreet drying area, ideal for washing lines, recycling facilities, bins and general outdoor storage. The opposite side offers further garden space, with potential for additional parking if required. **PATIO & ENTERTAINING AREAS** Immediately adjoining the rear of the house is a particularly generous patio area, accessed directly from the kitchen/dining room and providing an excellent space for outdoor dining, entertaining or simply enjoying the wonderful surroundings. Steps lead to a further patio area, offering additional opportunities to sit and enjoy the gardens. Beyond the patios is an attractive, low-maintenance gravelled garden area, beautifully planted with an abundance of shrubs and established plants, creating a lovely transition into the main gardens. **THE MAIN GARDENS – SOMETHING VERY SPECIAL** It is here that The Field House truly lives up to its name. The gardens are, quite simply, spectacular and are undoubtedly among the finest we have had the pleasure of seeing. Extending to approximately three quarters of an acre in total, the grounds offer an extraordinary amount of outside space, beautifully maintained and thoughtfully planted by the current owners. The main garden comprises a vast expanse of well-kept lawn, gently sloping away from the property towards the beautiful Nancledra Valley. Bordered by mature shrubs, established trees and natural planting, the grounds enjoy a wonderful sense of openness, peace and privacy. The current owners have also planted a variety of younger trees, which will continue to mature and further enhance this already exceptional setting. The sheer scale of the garden is remarkable, providing endless possibilities for families, keen gardeners, outdoor entertaining or simply those who appreciate having space around them. Despite its size, the garden has been lovingly maintained and offers a wonderful balance of open lawns, established boundaries and attractive

planted areas. The outlook across the gardens and down towards the valley is particularly special, with the changing seasons providing an ever-changing backdrop. For those seeking a beautiful home with substantial gardens in a peaceful Cornish village, The Field House offers something genuinely different.

LOCATION

Nancledra is a particularly attractive and sought-after West Cornwall village, situated within easy reach of St Ives and Penzance. Surrounded by beautiful countryside, the village offers a peaceful setting while remaining conveniently positioned for access to the stunning beaches, coastline and amenities of West Cornwall. The village benefits from a well-regarded primary school, making it particularly appealing to families, while the nearby towns provide a wider range of shops, restaurants, leisure facilities and transport connections. St Ives, with its beautiful beaches, picturesque harbour, galleries and renowned restaurants, is only a short drive away. The location provides an excellent balance between rural village living and the convenience of having some of Cornwall's most beautiful coastal destinations close at hand.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: E EPC rating: Survey Instructed ## The building Detached house, standard construction Accessibility adaptations: None No spray foam insulation ## Services Mains electricity No mains water. Bore hole water with pump, Mains foul drainage Mains surface water drainage Other central heating Heating features: Double glazing, wood burner, underfloor heating, and air source heat pump Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 poor, Vodafone ok, Three poor, EE good Parking: Driveway and Garage Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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