



Hea Cottage, Hea Road, Penzance,
Cornwall, TR18 3HB



Marshall's

ESTATE AGENTS







HEA COTTAGE, HEA ROAD, PENZANCE, CORNWALL, TR18 3HB

£450,000 FREEHOLD

- * FOUR/FIVE BEDROOMS * LOUNGE * SEPARATE DINING ROOM * SUN ROOM ***
- * KITCHEN * LARGE COTTAGE STYLE GARDENS * DOUBLE GARAGE AND PARKING ***
- * VILLAGE LOCATION * NO ONWARD CHAIN * VICTORIAN FARMHOUSE ***
- * VIEWING HIGHLY RECOMMENDED * EPC = D * COUNCIL TAX BAND = E ***
- * APPROXIMATELY 138 SQUARE METRES ***

A detached, pre Victorian, granite farmhouse, situated within the centre of the popular village of Heamoor, close to all its local amenities. The property enjoys a wonderful location with large cottage style gardens to the front and side, and off street parking for several vehicles with double garage. The spacious accommodation comprises of four bedrooms and bathroom on the first floor, lounge, separate dining room, kitchen, sun room and study/bedroom five on the ground floor. Within the large gardens there is a utility room and workshop and the property is double glazed, gas centrally heated and offered for sale with no onward chain. The village of Heamoor has local amenities such as primary and secondary school, public house, village shop and both church and chapel and is within close proximity of the bus stop into Penzance.

Wooden front door into:

HALLWAY: Radiator, stairs rising with cupboard under housing gas central heating boiler, doors to:

LOUNGE: 12' 0" x 11' 10" (3.66m x 3.61m) Double glazed window to front, fretwork covered radiator, coved ceiling, cast iron fireplace with tiled surround (not used), recess to one wall.

DINING ROOM: 12' 9" x 11' 9" (3.89m x 3.58m) Radiator, double glazed window to front, coved ceiling, double doors into:

SUNROOM: 13' 11" x 11' 0" (4.24m x 3.35m) Double glazed to three sides with door to garden, tiled floor, vaulted ceiling with skylight.

STUDY/BEDROOM FIVE: 9' 2" x 8' 4" (2.79m x 2.54m) Double glazed window to rear, recess to one wall, radiator.

KITCHEN: 13' 7" x 8' 10" (4.14m x 2.69m) Two double glazed windows, double glazed door to rear courtyard, base and wall units with worksurfaces and tiling over, gas hob, electric oven, extractor fan, one and a half bowl sink unit, radiator, integrated dishwasher, inset spotlights.

FIRST FLOOR LANDING: Radiator, access to loft.

BEDROOM ONE: 15' 4" x 10' 3" (4.67m x 3.12m) Double glazed bay window to side with window seat under, radiator, range of wardrobes to one wall.

BEDROOM TWO: 11' 1" x 9' 4" (3.38m x 2.84m) Double glazed window to front, radiator, wardrobe with hot water tank, fully tiled shower cubicle.

BEDROOM THREE: 11' 9" x 8' 11" (3.58m x 2.72m) Double glazed windows to front and side, radiator, views over the garden.

BEDROOM FOUR: 9' 7" x 8' 3" (2.92m x 2.51m) Double glazed window to front, radiator.

BATHROOM: Double glazed window to rear, tiled floor, bath, pedestal wash hand basin, WC, radiator, heated towel rail.

OUTSIDE: The property is approached through a granite arched gateway onto gravelled pathway to the house. Gardens to either side of the pathway are laid to fully established shrubs such as azalea, rhododendron, fig tree, camellias, area laid to lawn and patio area. Immediately to the front of the house there is a further sunny patio, side garden again patio, laid to lawn, hard standing for aluminium greenhouse. The gardens are all enclosed by high level granite wall. To the front of the property there is parking for several vehicles leading to:

DOUBLE GARAGE: 17' 7" x 17' 10" (5.36m x 5.44m) Electric up and over door, window and door to the rear, storage into eaves.

To the rear there is further parking and:

BLOCK BUILT UTILITY ROOM: 10' 8" x 9' 6" (3.25m x 2.90m) With double glazed window and door, Belfast sink with electric heater over, plumbing for washing machine, WC.

WORKSHOP: 13' 2" x 9' 6" (4.01m x 2.90m) Double glazed window, power and light, built in workbench.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///things.poem.flap

AGENTS NOTES: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of granite and block 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



www.marshallspz.co.uk