



Wayside Cottage, Ludgvan,  
Penzance, Cornwall, TR20 8EY









**WAYSIDE COTTAGE, LUDGVAN, PENZANCE, CORNWALL, TR20 8EY**

**ASKING PRICE £230,000 FREEHOLD**

**\* TWO BEDROOMS \* FIRST FLOOR BATHROOM \***

**\* LIVING ROOM \* DINING ROOM \***

**\* KITCHEN \* RURAL VIEWS FROM THE FRONT OF THE PROPERTY \***

**\* DOUBLE GLAZING \* CHARMING COTTAGE STYLE GARDEN TO THE REAR \***

**\* GOOD DECORATIVE ORDER \***

**\* WELL PROPORTIONED LIVING ACCOMMODATION \***

**\* IDEAL FIRST TIME PURCHASE OR INVESTMENT HOME \***

**\* APPROXIMATELY 47 SQUARE METRES \* SOUGHT AFTER VILLAGE LOCATION \***

**\* COUNCIL TAX BAND = B \* EPC = F \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* NO ALLOCATED PARKING \***

Open views across surrounding countryside from the front of this charming two bedroom character cottage located in an area known as Churchtown Ludgvan within close proximity of open countryside and a short distance from the main towns of Penzance and Hayle. The property has much charm and character throughout and would make an ideal first time purchase or investment home and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the enclosed garden to the rear laid to lawn, well stocked with shrubs and flowers. Wayside Cottage has well proportioned accommodation being double glazed and situated in a sought after village location.

**ENTRANCE HALL:** Opening to:

**LIVING ROOM:** 11' 6" x 9' 9" (3.51m x 2.97m) Delabole slate fireplace, double glazed windows with views over surrounding countryside and window seat, tv point, beamed ceiling.

**DINING ROOM:** 11' 0" x 6' 4" (3.35m x 1.93m) Beamed ceiling, double glazed window overlooking rear garden with window seat, under stairs storage cupboard, electric radiator.

**KITCHEN:** 6' 2" x 5' 5" (1.88m x 1.65m) Inset single drainer sink unit with cupboards below, built in four ring hob, space for fridge and microwave, tiled flooring, double glazed window.

**STAIRS FROM DINING ROOM TO:**

**FIRST FLOOR:** Built in cupboard, electric radiator.

**BEDROOM ONE:** 9' 4" x 7' 7" (2.84m x 2.31m) Double glazed window with views over surrounding countryside.

**BEDROOM TWO:** 9' 1" x 7' 0" (2.77m x 2.13m) Double glazed window with views over surrounding countryside.

**BATHROOM:** White suite comprising panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level w.c., double glazed window overlooking the rear garden, built in airing cupboard housing water cylinder.

**OUTSIDE:** There is an enclosed cottage style rear garden mainly laid to lawn with mature shrubs which create a good degree of privacy, flower borders and shed.

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

**AGENTS NOTE:** We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. We checked the phone signal with Vodafone which was intermittent. The property is constructed of granite under a slate tiled roof.

**DIRECTIONAL NOTE:** Via What3Words: ///droplet.fuses.amid

**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