



Aldreath, Aldreath Road, Madron,
Cornwall, TR20 8ST









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GUIDE PRICE £650,000 FREEHOLD

- * FOUR BEDROOMS * CONSERVATORY * LIVING ROOM * SITTING ROOM *
- * DINING ROOM * FITTED KITCHEN * UTILITY ROOM * TWO SHOWER ROOMS *
- * GAS CENTRAL HEATING * DOUBLE GLAZING *
- * MANY CHARACTER AND PERIOD FEATURES THROUGHOUT *
- * IDEAL FAMILY HOME * CENTRAL LOCATION * SECLUDED PRIVATE LAWNED GARDEN *
- * LONG DRIVEWAY LEADING TO PARKING AND TURNING AREA *
- * SMALL WORKSHOP AND GARDEN ROOM * GOOD ORDER * EXCELLENT OPPORTUNITY *
- * VIEWING RECOMMENDED * EPC = D * COUNCIL TAX BAND = E *
- * APPROXIMATELY 151 SQUARE METRES *

A chance to acquire a well presented character four bedroom detached family home set in secluded grounds within the popular village of Madron, therefore conveniently placed for local amenities.

The property has spacious, well proportioned living accommodation with many period features throughout and is offered for sale in good order. A particularly attractive feature is the large conservatory at the side of the property, which leads straight onto the enclosed gardens, being of a southwesterly direction.

The present vendors have retained much charm and character throughout and the property which offers versatile accommodation and really needs to be viewed internally to appreciate to the full. The gardens are a particular joy being surrounded by mature trees and shrubs, which create a good degree of privacy, being lawned with well stocked flower borders and sun terrace. To the side of the property is a long gravelled driveway, which leads to the parking and turning area with access to a studio room along with a garden room.

Aldreath is located in the centre of the village of Madron, being only approximately a mile from the main town of Penzance with its full array of shops, services to the Isles of Scilly and mainline station to London Paddington. Due to the popularity of properties such as this, we recommend an early appointment.

ENTRANCE VESTIBULE: Mosaic tiled flooring, cornice, stain glass pine door to:

ENTRANCE HALL: Mosaic tiled flooring, cornice, dado rail, radiator.

LIVING ROOM: 18' 7" x 12' 3" (5.66m x 3.73m) into UPVC double glazed bay window overlooking gardens, period style cast iron fireplace with pine surround flanked by pine cupboards, picture rail, TV point, radiator.

SITTING ROOM: 14' 0" x 12' 2" (4.27m x 3.71m) into UPVC double glazed bay window overlooking gardens, impressive marble fireplace with cast iron and tiled insets flanked by built in cupboards, exposed floorboards, cornice, picture rail, two radiators, folding glazed pine doors to:

DINING ROOM: 14' 0" x 11' 8" (4.27m x 3.56m) Former Inglenook fireplace with ornamental Cornish range, built in pine cupboard, tiled flooring, built in bookcase, opening to:

KITCHEN: 11' 10" x 9' 4" (3.61m x 2.84m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, three oven electric Aga, worktop lighting, plumbing for washing machine, radiator.

CONSERVATORY (MAIN AREA): 15' 6" x 12' 6" (4.72m x 3.81m) plus entrance recess. With access to gardens and dining room, being triple aspect UPVC double glazed with photocell glass, tiled flooring, double doors to garden.

UTILITY ROOM: 7' 0" x 5' 4" (2.13m x 1.63m) Plumbing for washing machine, wall mounted gas central heating boiler, UPVC double glazed window, space for upright fridge/freezer.

SHOWER ROOM: White suite comprising glazed cubicle with chrome fittings, vanity unit with wash hand basin and cupboards below, low level WC, heated chrome towel rail.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Double glazed stained glass window, dado rail, coving.

BEDROOM ONE: 13' 2" x 11' 3" (4.01m x 3.43m) Double aspect room, period cast iron fireplace, UPVC double glazed windows, coving, picture rail, radiator.

BEDROOM TWO: 13' 3" x 10' 6" (4.04m x 3.20m) Period cast iron fireplace with pine surround, exposed floorboards, shelved recess, UPVC double glazed window, picture rail, radiator.

BEDROOM THREE: 12' 2" x 10' 6" (3.71m x 3.20m) Period cast iron fireplace with pine surround, exposed floorboards, UPVC double glazed window, radiator.

BEDROOM FOUR: 9' 8" x 6' 8" (2.95m x 2.03m) UPVC double glazed window, exposed floorboards, picture rail, heated chrome towel rail.

BATHROOM: White suite comprising panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, shower cubicle with glazed door, shelved recess, UPVC double glazed window, panelled ceiling, towel rail/radiator.

OUTSIDE: The property stands in large secluded gardens, which offer a good degree of privacy, being surrounded by mature trees and shrubs, being mainly laid to lawn with well stocked flower borders, raised sun terrace which is of a southerly direction with access to gravelled driveway leading to a parking and turning area, which itself has access to:

STUDIO: 14' 0" x 7' 1" (4.27m x 2.16m) Power and light with further area of being 9' 0" x 4' 9" (2.74m x 1.45m). Adjoining this studio is a:

GARDEN WORKSHOP 12' 5" x 4' 9" (3.78m x 1.45m) Power and light.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: "Via "What3Words" app: ///sunk.arrive.double

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of predominantly granite 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.

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