



Wolf Rock, The Old Hotel,
Porthcurno, Penzance, Cornwall,
TR19 6AX



Marshall's

ESTATE AGENTS







WOLF ROCK, THE OLD HOTEL, PORTHCURNO, PENZANCE, CORNWALL, TR19 6AX

£220,000 LEASEHOLD

*** TWO DOUBLE BEDROOMS * EN SUITE * FAMILY BATHROOM ***

*** OPEN PLAN LIVING ROOM/KITCHEN * DOUBLE GLAZING ***

*** SITTING OUT AREA * PARKING FOR TWO VEHICLES ***

*** USE OF COMMUNAL GARDENS * LEASEHOLD WITH A SHARE OF THE FREEHOLD ***

*** HOLIDAY USE ONLY * EPC = C * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***

*** APPROXIMATELY 53 SQUARE METRES ***

A beautifully presented two bedroom apartment, which at present has been successfully holiday let by the present vendors and situated within the picturesque coastal valley of Porthcurno, within a short walk of the beautiful sandy beach and the famous Minack Theatre. The accommodation comprises of two double bedrooms, one of which has an en suite shower room, open plan lounge/dining room/kitchen with integral appliances and separate bathroom. There is parking for two vehicles to the front of the property with sitting out area and the apartment has the use of the communal gardens to the rear of the main building. This property would make an ideal holiday home/investment and viewing is highly recommended.

Double glazed french doors into:

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN: 17' 7" x 9' 8" (5.36m x 2.95m) Double glazed window to side overlooking the valley, fan assisted night storage heater, wood burner on stone hearth with granite surround, inset spotlights.

KITCHEN AREA: 10' 4" x 7' 7" (3.15m x 2.31m) Fitted with base and wall units, electric cooker, hob, filter fan, integral dishwasher and fridge/freezer, over counter lighting, circular bowl stainless steel sink, doors to:

BEDROOM ONE: 11' 9" x 9' 8" (3.58m x 2.95m) Double glazed windows to front and side, night storage heater, inset spotlights, door to:

EN SUITE: Double glazed window to side, WC, pedestal wash hand basin, fully tiled electric shower, extractor fan, heated towel rail, shaver light and point.

BEDROOM TWO: 9' 10" x 7' 7" (3.00m x 2.31m) Double glazed window to side with views over the valley, panelled heater, inset spotlight.

BATHROOM: Heated towel rail, bath with mixer shower over, vanity wash hand basin, low level WC, shaver light and point, cupboard housing hot water tank, tiled walls and floor, inset spotlights and extractor fan.

OUTSIDE: To the front of the property there are two allocated parking spaces which leads to a picnic area directly in front of the apartment. There are use of established communal gardens to the side of the main building.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///olive.durations.sleepless](https://www.what3words.com/olive.durations.sleepless)

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 block under a tiled roof. The property can't be used as a main residence.

LEASE: 150 years from November 2007.

CHARGES: £870 pa to include sinking fund.

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



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