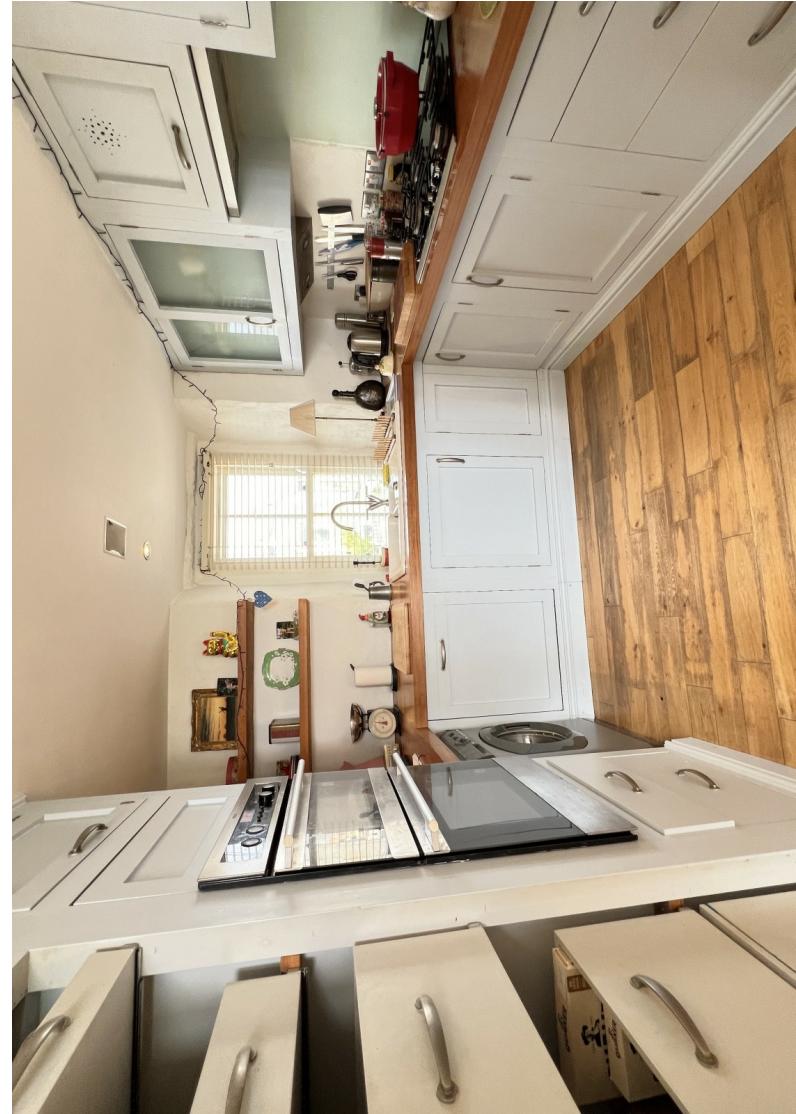




3 Sea View Cottages, Long Rock,  
Penzance, Cornwall, TR20 8JG









**3 SEA VIEW COTTAGES, LONG ROCK, PENZANCE, CORNWALL, TR20 8JG**

**£475,000 FREEHOLD**

Lovely sea views over Mount's Bay to St Michael's Mount and beyond from this well-presented three bedroom semi detached cottage, with planning permission to convert the attic space into further bedroom and en suite with dormer window, set in private lawned gardens to side and rear, two parking spaces to the front.

**\* THREE BEDROOMS \* ANNEXE/BEDROOM TWO \* FIRST FLOOR LIVING ROOM \***

**\* FIRST FLOOR KITCHEN/DINING ROOM \***

**\* LOVELY SEA VIEWS TO ST MICHAEL'S MOUNT AND BEYOND \***

**\* EASY ACCESS TO THE COAST \* GAS CENTRAL HEATING \***

**\* CONVENIENT FOR MOST AMENITIES \***

**\* MUCH CHARM AND CHARACTER THROUGHOUT \***

**\* ENCLOSED LAWNED GARDENS TO THE SIDE AND REAR \***

**\* PERIOD STYLE BATHROOM \* TWO PARKING SPACES \***

**\* IDEAL FAMILY HOME \* VIEWING RECOMMENDED \* APPROXIMATELY 82 SQUARE METRES \***

**\* EPC = D \* COUNCIL TAX BAND = C \***

**\* PLANNING TO CONVERT ATTIC (PARTIALLY COMPLETED) \***

**\* APPROXIMATELY 82 SQUARE METRES \***

The property has spacious accommodation which the present vendors having maintained to a good standard, having obtained various planning permissions over the years, which can be found on Cornwall Planning website. To the rear of the property is a small self-contained annexe incorporating living room/bedroom and kitchen area with double doors onto the gardens. There is also planning permission for the attic to be converted into bedroom with en suite and dormer window, which takes full advantage of the sweep of Mount's Bay, some of the works have already started. A particularly attractive feature are the gardens to side and rear, which are lawned with well-stocked flower borders, garden shed and timber lookout. To the front of the property there are two parking spaces. Sea View Cottages is located just off the main area of Long Rock, conveniently placed and within easy access to the coast. The main town of Penzance is only a short drive away and we recommend an early appointment.

**ENTRANCE VESTIBULE:** Built in cupboards.

**ENTRANCE HALL:** Tiled flooring, understairs storage cupboard, period style radiator.

**BEDROOM ONE:** 14' 10" x 7' 10" (4.52m x 2.39m) plus bed recess. Double glazed sliding sash window, sunken spotlights, period style radiator.

**BEDROOM TWO/ANNEXE:** 19' 0" x 8' 7" (5.79m x 2.62m) This area has been used for holiday let in the past with it's own access from the rear garden, planning is in the process of being obtained as an all-year-round rental. There is a small kitchen area incorporating stainless steel inset single drainer sink unit with cupboards below, built in fridge, washing machine, oven and four ringed hob, period style radiator and double doors to garden.

**BEDROOM THREE:** 8' 0" x 7' 10" (2.44m x 2.39m) Double glazed sliding sash window, TV point, phone point, radiator.

**BATHROOM:** White suite comprising roll top bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, tiled flooring, sunken spotlights, chrome towel rail.

Stairs from entrance hall to:

**FISRT FLOOR LANDING:** Lovely sea views over to St Michael's Mount and beyond, exposed floorboards.

**LIVING ROOM:** 15' 1" x 9' 7" (4.60m x 2.92m) Lovely sea views over Mount's Bay, St Michael's Mount and beyond, double aspect room, double glazed sliding sash window to front, door onto flat roofed area with planning permission to create a balcony. Within the room there is a multi-fuel burner set on a slate hearth, radiator.

**KITCHEN/DINER:** 15' 0" x 10' 9" (4.57m x 3.28m) Lovely sea views over Mount's Bay to St Michael's Mount and beyond, inset single drainer ceramic sink with cupboards below, range of fitted wall and base units incorporating pull out drawer unit, built in oven, four ring gas hob, built in American style fridge, shelving, exposed floorboards, built in bench seating with radiator under, sunken spotlights, double glazing sliding sash window to front and double glazed doors to flat roof.

Stairs from living room to:

**ATTIC:** 24' 0" x 10' 0" (7.32m x 3.05m) Planning permission has been obtained to convert this space into a bedroom with en suite and a dormer window, which will take full advantage of the sweep of Mount's Bay. Power is already in the loft space and plumbing is close by.

**OUTSIDE:** Enclosed garden, which has been landscaped with a variety of shrubs and hedging, well stocked flower borders and a gravelled terraced area. There is a timber lookout and garden shed, pedestrian access to the front where there is:

## **TWO PARKING SPACES**

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

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

## **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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