



Rock Villa, Crowlas, Penzance,
Cornwall, TR20 8DP







ROCK VILLA, CROWLAS, PENZANCE, CORNWALL, TR20 8DP

£475,000 FREEHOLD

*** FIVE BEDROOMS * LOUNGE * SEPARATE DINING ROOM ***

*** LARGE KITCHEN * CONSERVATORY * UTILITY ***

*** FIRST FLOOR BATHROOM * GROUND FLOOR SHOWER ROOM ***

*** OFF STREET PARKING * GARAGE * LARGE GARDENS ***

*** VILLAGE LOCATION * NO ONWARD CHAIN ***

*** EPC = C * COUNCIL TAX BAND = D * APPROXIMATELY 129 SQUARE METRES ***

A nicely presented, spacious and extended by the presented vendors, five bedroom detached granite house with off street parking, garage and large gardens to the rear and offered for sale with no onward chain. The property offers flexible accommodation with three bedrooms and study/bedroom with family bathroom on the first floor. There is the fifth bedroom on the ground floor with a further bathroom which could be used for auxiliary accommodation for either a dependent relative or income potential. On the ground floor there are two reception rooms, large kitchen, utility and conservatory backing onto the rear garden. As previously mentioned, there is parking for several vehicles in front of the newly constructed garage with electric roller door, car charging point and pedestrian access out onto the large rear garden, which is fully enclosed by granite wall and terraced to two areas of patio, lawn and small orchard. The property is double glazed, gas centrally heated throughout and is situated within the village of Crowlas with all its amenities such as post office/village store, and is within the catchment area of Ludgvan School. The village itself is equally distant between the towns of Penzance, Hayle and St Ives and a viewing is highly recommended.

Door into:

PORCH: Tiled floor, double glazed to three sides, further door into:

HALLWAY: Stairs rising, doors into:

LOUNGE: 11' 9" x 10' 9" (3.58m x 3.28m) Double glazed window to front, three wall lights, stone fireplace with inset gas fire, TV plinth to one side.

DINING ROOM: 11' 6" x 10' 7" (3.51m x 3.23m) Double glazed to front with window seat under, radiator, understairs storage cupboard, door to:

KITCHEN: 14' 3" x 11' 2" (4.34m x 3.40m) Double glazed windows to side, access to secondary loft space, base and wall units with work surface over, two and a half bowl sink unit, plumbing for washing machine and dishwasher, space for undercounter fridge, double oven, hob with extractor fan over, radiator. Sliding patio doors into:

CONSERVATORY: 12' 9" x 10' 5" (3.89m x 3.17m) Double glazed to three sides with polycarbonate canopy roof over, patio doors onto rear garden, wall lights, tiled floor, radiator.

Further door from the kitchen into:

REAR HALLWAY: Tiled floor, radiator, full length picture window to rear, further door to outside, doors to:

UTILITY ROOM: Double glazed window and door to rear, tiled floor, base units, stainless steel sink, plumbing for washing machine.

SHOWER ROOM: Fully tiled walls and floor, radiator, WC, wash hand basin, shower cubicle housing electric shower, extractor fan, shaver light and point.

BEDROOM FOUR: 10' 7" x 8' 3" (3.23m x 2.51m) Double glazed window to front, radiator.

FIRST FLOOR LANDING: Radiator, access to loft, doors to:

BEDROOM TWO: 11' 6" x 8' 6" (3.51m x 2.59m) Double glazed window to front, radiator.

BEDROOM ONE: 9' 9" x 8' 6" (2.97m x 2.59m) Triple glazed window to front, range of built in bedroom furniture, fitted wardrobe.

STUDY/BEDROOM FIVE: 6' 9" x 5' 9" (2.06m x 1.75m) Double glazed window to front, built in wardrobes.

SECONDARY LANDING: With picture windows and skylight to rear, eave storage, door to:

BEDROOM THREE: 10' 7" x 8' 4" (3.23m x 2.54m) Double glazed window to front, wall lights, radiator.

BATHROOM: Double glazed window to rear, pedestal wash hand basin, WC, bath, radiator, shaver point and light, extractor fan.

OUTSIDE: The property is approached over a block driveway with parking for several vehicles leading to the:

GARAGE: 18' 9" x 9' 1" (5.72m x 2.77m) Electric roller door, electric car charging point, storage into eave space, power, light and water, double glazed window and door to rear garden.

Front garden is laid to patio and gravelled chipping all enclosed by low level granite wall, side pathway leads to the large rear garden with raised terrace areas and lawns, enclosed by low level granite hedge with established deciduous shrubs and evergreen trees, pond, outbuildings to comprise of greenhouse, summer house, wooden garden shed and outside WC, further patio area directly accessed from the conservatory, giving access to the rear of the garage.

SERVICES: Mains water, electricity, gas and drainage.

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 O2 which was good. The property is constructed of granite under a tiled roof.

DIRECTIONS: Via "What3Words" app: [///looms.downcast.willpower](https://www.what3words.com/looms.downcast.willpower)

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
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01209 715672

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Lettings
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