



Halcyon Guest House, 6
Chyandour Square, Penzance,
Cornwall, TR18 3LW









HALCYON GUEST HOUSE, 6 CHYANDOUR SQUARE, PENZANCE, CORNWALL, TR18 3LW

£435,000 FREEHOLD

*** FOUR BEDROOMS, EACH WITH EN SUITE ***

*** POTENTIAL FIFTH BEDROOM ON GROUND FLOOR * LIVING ROOM * DINING ROOM ***

*** RECENTLY FITTED KITCHEN * GROUND FLOOR SHOWER ROOM ***

*** GOOD DECORATIVE ORDER * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** ENCLOSED REAR COURTYARD * THREE PARKING SPACES ***

*** CONVENIENT POSITION ON THE APPROACH TO PENZANCE * CLOSE TO MOST AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED * EPC = D ***

*** COUNCIL TAX BAND = CURRENTLY BAND A FOR OWNERS' ACCOMMODATION AND BUSINESS**

RATES FOR GUEST HOUSE *

A chance to acquire a former four/five bedroom end of terrace guest house, located on the approach to Penzance, within a small complex of similar style properties, along with three individual parking spaces. The property has spacious, well proportioned accommodation, which would make an ideal family home or as a guest house as all the bedrooms have en suite facilities. The property has been well maintained by the present vendors and is therefore, for sale in good order and really needs to be viewed internally to appreciate to the full. To the rear of the property is an enclosed courtyard, and to the front is a token area. There are three parking spaces and Chyandour Square is a popular area on the approach to Penzance, within a short walk to the town, the coastal footpath and the beach. The accommodation is very flexible and could be used in a variety of ways and an internal inspection is highly recommended to appreciate to the full potential.

ENTRANCE VESTIBULE: With frosted double glazed door with stained glass panels leading to:

ENTRANCE HALL: Beamed ceiling, panelling to walls, radiator.

LOUNGE: 4.75m x 3.70m (15' 7" x 12' 2") Into UPVC double glazed bay window, fireplace flanked by built in cupboards, TV point, radiator.

DINING ROOM: 4.78m x 3.23m (15' 8" x 10' 7") Into UPVC double glazed bay window, period style cast iron fireplace flanked by built in cupboards, picture rail, radiator.

KITCHEN: 3.40m x 2.80m (11' 2" x 9' 2") Inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, plumbing for washing machine and dishwasher, gas cooker point, UPVC double glazed window, tiled flooring.

REAR HALL: Courtesy door to hall and understairs storage cupboard.

SHOWER ROOM/WC: Shower cubicle, wash hand basin, low level WC, UPVC double glazed window.

HOBBIES ROOM/STORAGE: 4.06m x 2.95m (13' 4" x 9' 8") Built in cupboards, radiator. Door to:

UTILITY ROOM/POTENTIAL BEDROOM FIVE: 5.49m x 3.05m (18' x 10') Built in cupboard housing wall mounted gas central heating boiler, wash hand basin, door to courtyard.

SEPARATE WC: Low level suite and double glazed window.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

BEDROOM ONE: 4.90m x 4.80m (16' 1" x 15' 9") UPVC double glazed bay window with lovely sea views over Mounts Bay to St Michael's Mount and beyond, deep window sill, wash hand basin, radiator.

EN SUITE SHOWER ROOM: White suite comprising shower cubicle, low level WC.

BEDROOM TWO: 3.89m x 3.86m (12' 9" x 12' 8") UPVC double glazed window with sea views across Mounts Bay and beyond, wash hand basin, radiator.

EN SUITE SHOWER ROOM: White suite comprising shower cubicle with folding doors and low level WC.

BEDROOM THREE: 4.42m x 2.87m (14' 6" x 9' 5") UPVC double glazed window to rear, wash hand basin, radiator.

EN SUITE SHOWER ROOM: White suite comprising shower cubicle, low level WC.

BEDROOM FOUR: 4.45m x 2.67m (14' 7" x 8' 9") UPVC double glazed window to rear, wash hand basin with cupboard below, radiator

EN SUITE SHOWER ROOM: White suite comprising shower cubicle, low level WC.

OUTSIDE: To the rear of the property is a walled courtyard area with rear gate providing pedestrian access, garden shed and paving. To the front of the property is a raised stone wall with small patio area and flower borders. Opposite the property are three parking spaces.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///recline.stealing.harmlessly

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good.

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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