



The Hollies, Pengersick Lane, Praa
Sands, Cornwall, TR20 9RB







THE HOLLIES, PENGERSICK LANE, PRAA SANDS, CORNWALL, TR20 9RB

GUIDE PRICE £650,000 FREEHOLD

*** FOUR DOUBLE BEDROOMS * EN SUITE * FAMILY SHOWER ROOM ***

*** LOUNGE WITH WOOD BURNER * KITCHEN/DINING ROOM ***

*** UTILITY ROOM * LARGE GARDENS * GARAGE * OFF STREET PARKING ***

*** SEA VIEWS * POPULAR LOCATION * EPC = E * COUNCIL TAX BAND = D ***

*** APPROXIMATELY 140 SQUARE METRES ***

A nicely presented four bedroom detached house, situated on the outskirts of the popular coastal village of Praa Sands with its local amenities and beautiful sandy beach. The property offers spacious accommodation over the two floors and has off street parking for multiple vehicles with garage and large gardens to both the front and rear. The accommodation comprises of two double bedrooms and cloakroom on the first floor, of which one of the bedrooms has sea views. On the ground floor there are two further double bedrooms, one of which is en suite, family shower room with double shower cubicle, lounge with wood burner, spacious kitchen/dining room and utility room. The property is approached over a driveway with parking for several vehicles, leading to the garage and large gardens to both the front and rear, which are laid to lawn with areas of patio, all enclosed by high level wooden fence and hedges. The property is double glazed and heated via oil fired central heating and offers highly flexible accommodation and a viewing is highly recommended.

Double glazed door into:

PORCH: Double glazed windows to front, part slate/part tiled floor, glazed door with glazed side panels into:

HALLWAY: Engineered oak floor, radiator, stairs rising, understairs storage cupboard, further cupboard, airing cupboard, door to:

LIVING ROOM: 15' 4" x 11' 8" (4.67m x 3.56m) Double glazed window to front, coved ceiling, radiator, TV point, multi fuel burner on slate hearth.

KITCHEN/DINING ROOM: 18' 5" x 16' 6" maximum (5.61m x 5.03m) L shaped, engineered oak floor, two radiators, double glazed, windows to rear and side, patio doors to rear, inset spotlights, useful study area, range of base and wall units with composite stone worksurfaces over, double bowl stainless sink unit, central island, dual fuel range master with extractor fan over, space for American fridge/freezer, integral wine cooler, plumbing for dishwasher, inset spotlights, door to:

UTILITY ROOM: Double glazed door and window to rear, range of units with roll top worksurfaces, plumbing for washing machine, oil fired combination boiler supplying domestic hot water and central heating.

BEDROOM ONE: 11' 10" x 11' 9" (3.61m x 3.58m) Double glazed window to front, radiator, range of built in wardrobes, coved ceiling.

BEDROOM TWO: 11' 8" x 9' 6" (3.56m x 2.90m) Double glazed window to rear, radiator, coved ceiling, door to:

EN SUITE SHOWER ROOM: Electric shower, WC, pedestal wash hand basin, double glazed door and window to rear, fully tiled walls and floor, heated towel rail, inset spotlights.

MAIN SHOWER ROOM: Double glazed window to rear, Respatex paneled double shower cubicle, vanity wash hand basin, WC, heated towel rail, inset spotlights, extractor fan.

FIRST FLOOR LANDING: Double glazed eyebrow window to front with sea views, storage into eave space, built in cupboards, doors to:

CLOAKROOM: WC, vanity wash hand basin, extractor fan.

BEDROOM THREE: 11' 9" x 11' 7" (3.58m x 3.53m) Double glazed window to side, radiator.

BEDROOM FOUR: 14' 11" x 11' 11" maximum (4.55m x 3.63m) Double glazed window to side, sea views, radiator, storage into eave space.

OUTSIDE: Driveway with parking for several vehicles leads to the:

GARAGE: 15' 8" x 10' 1" (4.78m x 3.07m) Up and over door, window to rear.

Front garden is mainly laid to lawn with established shrubs and hedges, gated pathway to one side of the property leads to large rear garden with outside tap, lean-to greenhouse, two large patio areas. Main garden is laid to lawn with established trees and shrubs, vegetables beds, soft fruit cages, concrete shed and wildlife pond, all enclosed by wooden fencing and established trees and shrubs.

SERVICES: Mains water, electricity, oil fired central heating, private drainage.

DIRECTIONS: Via "What3Words" app: ///expires.debut.clinic

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile signal for O2 which was good. The property is built of block under a wooden tiled 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
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