

25 Farmers Meadow, Newlyn,
Newlyn Penzance, Cornwall, TR18
5BP



Marshall's
ESTATE AGENTS









25 FARMERS MEADOW, NEWLYN, NEWLYN PENZANCE, CORNWALL, TR18 5BP

£400,000 LEASEHOLD

*** THREE DOUBLE BEDROOMS ALL WITH SEA VIEWS * LOUNGE/DINING ROOM ***

*** KITCHEN * BATHROOM * OFF STREET PARKING FOR SEVERAL VEHICLES ***

*** ENCLOSED GARDENS * TWO STUDIOS * NO ONWARD CHAIN ***

*** LEASEHOLD INCLUDING FREEHOLD * POPULAR VILLAGE LOCATION ***

*** EPC = D COUNCIL TAX BAND = C * APPROXIMATELY 115 SQUARE METRES ***

A nicely presented three bedroom ground floor apartment with views across Newlyn Harbour towards Mount's Bay with off street parking for several vehicles and enclosed garden, also the added advantage of two art studios/workshops. The property has been extended by the vendors to comprise of three double bedrooms, all of which have the aforementioned sea views, a lounge/diner with feature stone fireplace, sunroom, kitchen, bathroom and separate cloakroom. A particular feature of the property are the enclosed gardens offering high degree of privacy and parking for several vehicles. Attached to the property is a former netloft which has been divided into two studios/workshops. The property is situated within the village of Newlyn and close to all its local amenities such as public houses, cinema, restaurants and the harbour. Due to the location and the flexibility of the accommodation, we thoroughly recommend an early viewing to fully appreciate it.

Double glazed door and side panels into:

SUNROOM: 22' 4" x 6' 3" (6.81m x 1.91m) Glazed roof, window to front, this opens into:

LOUNGE/DINING ROOM: 19' 0" x 14' 0" (5.79m x 4.27m)

Double glazed picture window to front enjoying views across Newlyn Harbour towards Mount's Bay, two radiators, gas fire to one wall with stone surround and hearth. Door from lounge leads into:

MAIN HALLWAY: Radiator, access to loft. Opens into sunroom. Doors to:

BEDROOM TWO: 15' 1" x 10' 0" (4.60m x 3.05m) Double glazed window to front with views, radiator, picture rail.

BEDROOM THREE: 12' 10" x 12' 4" (3.91m x 3.76m) Double glazed window to front with views, radiator, porthole window to side with views across Penzance town, fitted wardrobes.

BATHROOM: Double glazed window to front and porthole window, radiator, fully tiled walls, wash hand basin, WC, walk in bath with mains shower over, shaver point, shelved cupboard, fully tiled shower cubicle.

From lounge there is further:

LOBBY: With doors to:

BEDROOM ONE: 14' 11" x 11' 1" (4.55m x 3.38m) Double glazed window to front, radiator, gas fire to one wall with recess to one side, double glazed window to rear with views.

From lobby there is a walk in cupboard housing combination boiler and further door from the lobby to the:

KITCHEN: 11' 6" x 9' 8" (3.51m x 2.95m) Double glazed windows to two sides, range of base and wall units with worksurfaces and tiling over, single drainer stainless steel sink, electric oven, hob, extractor fan, space for under counter fridge, dishwasher and washing machine, breakfast bar, tiled floor, radiator, double glazed door to walk in pantry cupboard. double glazed door into:

STUDIOS: Divided into two.

STUDIO ONE: 20' 5" x 14' 0" (6.22m x 4.27m) Door to outside and cloakroom.

STUDIO TWO: 18' 2" x 17' 0" (5.54m x 5.18m) Door and window to outside, Belfast sink to one wall with ase cupboards, three skylights, pedestrian access to rear lane.

OUTSIDE: The property is approached over a driveway with parking for several vehicles and an area laid to lawn with wooden shed, all enclosed by high level granite wall.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///sulk.patrolled.available

LEASE: A new lease will be set up.

CHARGES: TBC

AGENTS NOTE: 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 constructed of granite under a 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

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01736 795040

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01209 715672

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01736 756627

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01736 366778



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