



Higher Crankan Farm, Newmill,
Penzance, Cornwall, TR20 8UT









HIGHER CRANKAN FARM, NEWMILL, PENZANCE, CORNWALL, TR20 8UT

£950,000 FREEHOLD

*** SEMI DETACHED GRANITE FARMHOUSE * APPROXIMATELY 70 ACRES ***

*** FIVE BEDROOMS * 32FT LOUNGE/DINING ROOM * KITCHEN ***

*** FIRST FLOOR BATHROOM * GROUND FLOOR WET ROOM ***

*** RURAL LOCATION * REFURBISHMENT REQUIRED ***

*** PERIOD FEATURES * LOTS OF PARKING ***

*** EPC = F * COUNCIL TAX BAND = D * APPROXIMATELY 164 SQUARE METRES ***

Situated in an elevated position and enjoying views across West Penwith and Mount's Bay towards St Michael's Mount is this semi detached granite five bedroom farmhouse with approximately 70 acres of farmland. Higher Crankan is in a small development of similar granite houses and barn conversions on the outskirts of the village of Newmill and enjoys rural location and is approximately only a 5 minute drive from the town of Penzance with all its amenities. The accommodation, in brief, comprises of a 32ft lounge/dining room, kitchen, utility, wet room and fifth bedroom on the ground floor. On the first floor there are four further bedrooms and family bathroom. All front front facing windows enjoy the aforementioned views and although the house is in need of some refurbishment, it would make an ideal family home and for those looking for properties with the aforementioned 70 acres, of which is a mixture of grass, arable and moorland, all situated within an Area of Outstanding Natural Beauty.

Glazed door into:

ENTRANCE PORCH: Exposed granite walls, half glazed door into:

LOUNGE: 32' 3" x 12' 0" (9.83m x 3.66m) Two double glazed windows to front, inglenook fireplace to one wall (not used), further open fireplace to other wall, two fan assisted night storage heaters, granite flagstone floor, open beam ceiling, wall lights, exposed granite chimney breast and brick wall to one elevation, further window to side, door to:

MAIN HALLWAY: Window to side, stairs rising, fan assisted night storage heater, built in cupboard, doors to:

BEDROOM FIVE: 13' 7" x 7' 6" (4.14m x 2.29m) Double glazed window to rear, fan assisted storage heater, door to:

WET ROOM: Fully tiled , wash hand basin, WC, electric shower, extractor fan.

Door from hallway to:

KITCHEN: 15' 8" x 10' 7" (4.78m x 3.23m) Double glazed windows to two elevations, night storage heater, base and wall mounted units with worksurfaces and tiling over, electric cooker, hob, one and a half bowl stainless steel sink unit, plumbing for washing machine, door into:

REAR PORCH: Double glazed window, door to outside.

FIRST FLOOR LANDING: Night storage heater, cupboard, doors to:

BEDROOM ONE: 13' 6" x 12' 2" (4.11m x 3.71m) Double glazed window to front, exposed granite chimney breast, wall light.

BEDROOM TWO: 13' 9" x 12' 6" (4.19m x 3.81m) Double glazed window to front, exposed chimney breast, wall light.

BEDROOM THREE: 9' 4" x 7' 11" (2.84m x 2.41m) Double glazed window to rear, electric panelled heater.

BEDROOM FOUR: 13' 9" x 6' 3" (4.19m x 1.91m) Double glazed window to front.

BATHROOM: Double glazed window to rear, panelled bath with electric shower over, WC, pedestal wash hand basin, wall mounted fan heater.

OUTSIDE: To the front of the farmhouse there is an enclosed garden which is laid to lawn with central pathway. The land is all to the rear of the house with derelict barn, which could be developed, subject to any necessary planning permissions. The land is accessed via a private lane and is divided into numerous small fields, which can be used for a variety of agricultural uses, subject to necessary permissions.

SERVICES: Mains water, electricity and private drainage.

DIRECTIONS: Via "What 3Words" app: ///tame.solid.ears

AGENTS NOTES: 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 built of granite under a concrete 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.

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01736 360203

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