



Goldsithney House, Fore Street
Goldsithney, TR20 9LG







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Situated in the heart of a sought after village, this charming two bedroom attached home offers comfortable living and a welcoming atmosphere.

The property features a spacious lounge/diner, perfect for relaxing or entertaining, and a kitchen/dining area that provides plenty of space for family meals. Upstairs, there are two well proportioned bedrooms and a family bathroom.

To the front, there's a lovely garden an ideal spot to enjoy the outdoors and ready for someone to put their own stamp on.

Located in a friendly village community with a local pub and shop just a short walk away, this home combines convenience with a wonderful rural feel, making it an excellent choice for first-time buyers, small families, or those looking to enjoy village life.



The Mather Partnership, Offices in Helston & Hayle

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| www.thematherpartnership.co.uk**

Guide Price £275,000

Location

Goldsithney is hugely sought after and for good reason. It's an attractive traditional village featuring a pretty, small stone church, post office, near by popular primary school (St. Hillary) and two village pubs both of which serve local ales and good food. There is a village store which is well stocked, much of which is local produce, in addition to gifts and cards. The village has a friendly, established community and is well placed for access to a huge choice of coastal and countryside walks. The sandy beach at Perranuthnoe is a reasonable walk or short drive away and the nearest major town, Penzance, is approximately 5 miles away and well served with day-to-day facilities as well as a railway station. Within easy reach, there is a choice of stunning beaches including the romantic and secluded Prussia Cove and Marazion, home to St Michael's Mount – the castle on the island!

Accommodation

Entrance Porch
Lounge/Diner

Kitchen/Diner
Bedroom
Bedroom
Family Bathroom

Parking

Our client has confirmed that there is a parking space to the rear of the property that has been used since 1997.

Outside

The property features a lovely garden to the front, offering a great space to relax and enjoy the surroundings. It's an inviting area that's ready for someone to put their own stamp on, whether that's through landscaping, planting, or simply creating a spot to unwind and take in the setting.

Services

Mains Water, Electricity and Drainage

Agents Note





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Rights of Way

The property has a right of way to the front gate from the road.

Council Tax Band- B**What3Words**

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

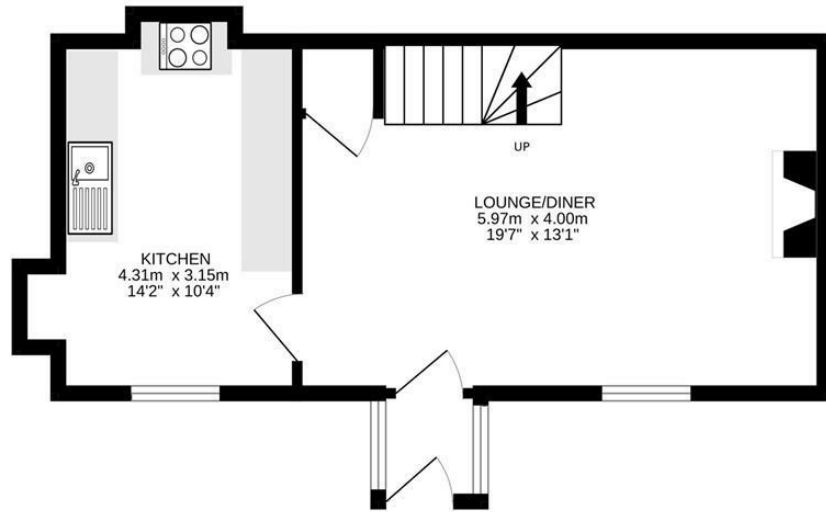
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

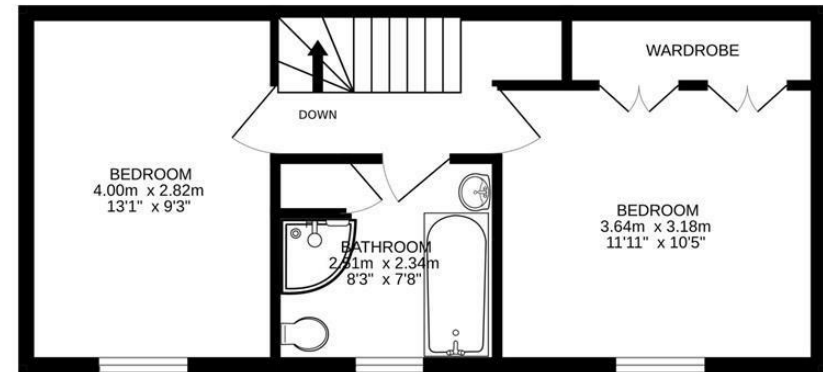
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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