



**Marshall's**  
ESTATE AGENTS  
**FOR SALE**  
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ESTATE AGENTS

11 Lidden Road, Penzance,  
Cornwall, TR18 4PG







**11 LIDDEN ROAD, PENZANCE, CORNWALL, TR18 4PG**

**£725,000 FREEHOLD**

**\* THREE BEDROOMS \* LOUNGE \* KITCHEN/BREAKFAST ROOM \***

**\* SEPARATE DINING ROOM \* FIRST FLOOR BATHROOM \* GROUND FLOOR SHOWER ROOM \***

**\* LARGE GARDENS \* ONE BEDROOM ANNEXE \* SEA VIEWS \***

**\* OFF STREET PARKING FOR SEVERAL VEHICLES \***

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \* VIEWING HIGHLY RECOMMENDED \***

**\* EPC = D \* COUNCIL TAX BAND = E \* APPROXIMATELY 106 SQUARE METRES \***

Offered for sale for only the second time since construction and situated between Newlyn and Penzance, with sea views across Mounts Bay towards Newlyn, is this beautifully presented detached house. A particular feature of the property are the large gardens to the rear and one bedroom annexe, which could be used to provide a supplementary income, dependent relative or office space. The property has been much improved and extended by the present vendors and offers spacious accommodation to comprise of lounge, kitchen/breakfast room, shower room, separate WC and large dining room leading out to the rear garden on the ground floor. On the first floor there are three double bedrooms and bathroom. All front facing rooms enjoy the aforementioned views and the property has off street parking for several vehicles to the front. Gated access to both sides of the house, leads to the fully enclosed, large rear garden and the detached annexe with bedroom/living room and shower room. The large gardens are laid to lawn and vegetable patch and there also is a Romany caravan, which will be included in the sale. The house is beautifully decorated throughout and for those seeking a large family home with potential for supplementary income or dependent relative, a viewing is highly recommended.

UPVC double glazed door into:

**PORCH:** Tiled floor, shelved recess to one wall, double glazed windows to front with plantation shutters, double glazed door into the:

**HALLWAY:** Reclaimed wood parquet flooring, radiator, stairs rising with cupboard under, doors to:

**LIVING ROOM :** 15' 0" x 10' 8" (4.57m x 3.25m) Double glazed bay window to front with shutters enjoying views towards Newlyn, parquet wood flooring, radiator, TV point, double glazed door to rear garden.

**KITCHEN/BREAKFAST ROOM:** 13' 6" x 10' 8" (4.11m x 3.25m) Double glazed bay window to front with shutters, radiator, inset spotlights, base and wall units with worksurfaces and tiling over, electric oven, gas hob, extractor fan, integrated dishwasher, freezer and fridge, range of floor to ceiling kitchen cupboards.

Door from main hallway to:

**INNER HALLWAY:** Radiator, parquet wood flooring, understairs storage, door to:

**SHOWER ROOM:** Inset spotlights, tiled floor, double glazed window to side, WC, vanity wash hand basin, fully tiled shower cubicle, cupboard housing combination boiler.

**DINING ROOM:** 18' 9" x 10' 9" (5.72m x 3.28m) High level vaulted ceiling, radiator, travertine tiled flooring, fitted book shelves and cupboards to one wall, inset spotlights, double glazed windows to sides, two sets of patio doors leading out onto courtyard and rear garden.

**FIRST FLOOR LANDING:** Double glazed window with plantation shutters to rear, PIV system.

**BEDROOM ONE:** 13' 3" x 10' 10" (4.04m x 3.30m) Double glazed window to front with views across Mounts Bay towards Newlyn, radiator.

**BEDROOM TWO:** 10' 8" x 9' 8" (3.25m x 2.95m) Double glazed window to front with the aforementioned views,

radiator, inset spotlights.

**BEDROOM THREE:** 9' 4" x 7' 6" (2.84m x 2.29m) Double glazed window to rear, radiator, built in wardrobe.

**BATHROOM:** UPVC double glazed window to front, bath with mains shower over, vanity wash hand basin, shaver light and point, heated towel rail.

**SEPARATE WC:** Double glazed window to rear, pedestal wash hand basin, radiator, WC, access to loft.

**OUTSIDE:** The property is approached over a driveway with parking for several vehicles leading to the front garden, which is laid to lawn and enclosed by established shrubs and plants. Side gateway leads to the:

**ANNEXE:** With double glazed door into the:

**HALLWAY:** With fitted cupboard, further doors to:

**SHOWER ROOM:** Double glazed window, circular stone wash hand basin, WC, fully tiled shower cubicle, window, extractor fan, wall mounted fan heater, inset spotlights, cupboard housing plumbing for washing machine.

**BEDROOM/LIVING ROOM:** 13' 9" x 8' 1" (4.19m x 2.46m)

Double glazed windows and door to front, further double glazed window to rear, inset spotlights, electric panelled heater.

Courtyard to the rear of the property leads to the large garden which is loosely divided into two to comprise of area laid to lawn and further vegetable garden, all enclosed by high level, deciduous and evergreen shrubs. Within the garden there is a traditional wooden Romany Gypsy caravan which is included within the sale.

**SERVICES:** Mains water, electricity, gas and drainage.

**DIRECTIONS:** Via "What3Words" app: ///inkjet.majoring.duties

**AGENTS NOTES:** We understand from Openreach website Fibre to the Cabinet Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of block 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.

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