



Blue Sails, Britons Hill, Penzance,  
Cornwall, TR18 3AF



Marshall's

ESTATE AGENTS







**BLUE SAILS, BRITONS HILL, PENZANCE, CORNWALL, TR18 3AF**

**GUIDE PRICE £575,000 FREEHOLD**

**\* THREE / FOUR BEDROOMS \* LIVING ROOM \* LOUNGE / DINING ROOM \* KITCHEN \***

**\* GAS CENTRAL HEATING \* TWO SHOWER ROOMS \***

**\* IDEAL FAMILY OR RETIREMENT HOME \* PRIME RESIDENTIAL AREA \***

**\* SUPERB SEA VIEWS OVER MOUNT'S BAY TO ST MICHAEL'S MOUNT \***

**\* PRIVATE GARDENS \* GARAGE \* PARKING SPACE \* CENTRAL POSITION \***

**\* EPC = D \* COUNCIL TAX BAND = E \* APPROXIMATELY 132 SQUARE METRES \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

Stunning panoramic sea views across Mount's Bay to St Michael's Mount and beyond from this spacious three bedroom detached dormer bungalow which is located in a prime position on the edge of Penzance within close proximity of most amenities.

This property has spacious accommodation and would make an ideal family or retirement home and really needs to be viewed internally to fully appreciate it. The gardens are a particularly attractive feature being mainly to the front of the property which takes full advantage of the views across the sweep of Mount's Bay and has an array of mature shrubs and two raised sun terraces. To the side of the property there is a private parking space leading to the detached garage. Britons Hill is located on the approach to Penzance therefore just a short walk from the town and many other local amenities. Due to the popularity of properties such as this, we would highly recommend an early appointment to view.

**ENTRANCE VESTIBULE:** Double glazed door to:

**ENTRANCE HALL:** Built in cloaks cupboard, built in airing cupboard with radiator.

**LIVING ROOM:** 17' 0" x 11' 6" (5.18m x 3.51m) into bay window. Stunning panoramic sea views over Mount's Bay to St Michael's Mount and beyond, tiled fireplace, two shelved recesses, coving, picture rail, radiator.

**LOUNGE / DINING ROOM:** 24' 0" x 12' 0" (7.32m x 3.66m) Sea views over Mount's Bay to St Michael's Mount and beyond, picture rail, UPVC double glazed window to the side, two radiators. Potential to form a fourth bedroom.

**KITCHEN:** 11' 6" x 11' 0" (3.51m x 3.35m) Inset single drainer sink unit with cupboards below, range of fitted wall and base units, built in oven and four ring gas hob (present not working) with extractor fan over, double glazed window, tiled flooring, radiator. Door to:

**CONSERVATORY:** 19' 6" x 9' 0" (5.94m x 2.74m) Range of built in cupboards, double glazed windows, plumbing for washing machine, tiled flooring, cupboard housing gas central heating boiler, door to garden.

**BEDROOM ONE:** 11' 4" x 9' 6" (3.45m x 2.90m) Range of built in wardrobes, stunning sea views through the sun room to St Michael's Mount and beyond. Double doors to:

**SUNTERRACE:**

**SHOWER ROOM:** White suite comprising double size shower cubicle with chrome fittings, pedestal wash hand basin, UPVC double glazed window, radiator.

**SEPARATE W.C:** Low level suite.

Stairs from inner hallway to:

**FIRST FLOOR LANDING**

**BEDROOM TWO:** 13' 2" x 9' 6" (4.01m x 2.90m) plus walk in bay. Stunning sea views over Mount's Bay to St Michael's Mount and beyond, eaves storage, radiator.

**BEDROOM THREE:** 12' 6" x 10' 0" (3.81m x 3.05m) Stunning sea views over Mount's Bay to St Michael's Mount and beyond, eaves storage, radiator.

**SHOWER ROOM:** White suite comprising glazed shower cubicle with chrome fittings, vanity unit with wash hand basin and cupboard below, low level w.c., radiator.

**OUTSIDE:** The gardens lay predominantly to the front of the property taking full advantage of the sweep of Mount's Bay with stunning sea views to St Michael's Mount and beyond, well stocked borders with mature shrubs, two sun terraces again taking full advantage of the views. To the rear there is a further garden area with raised flower borders, footpath leading to the parking space giving access to:

**DETACHED GARAGE:** Metal up and over door, power and light.

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

**N.B:** One of the owners of the property is an employee of Marshall's Estate Agents.

**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 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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