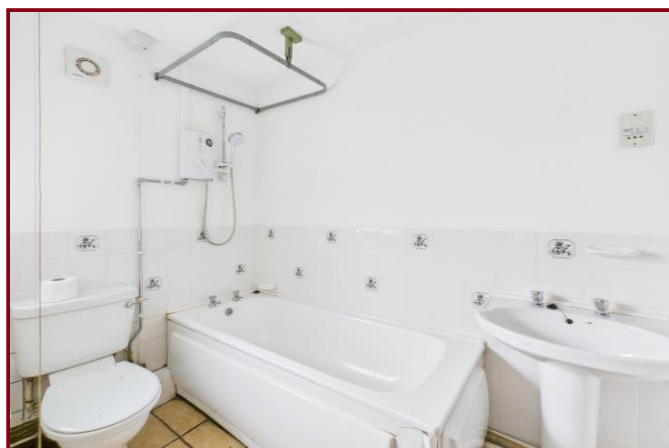




MAP estate agents
Putting your home on the map

**Lower Quarters,
Ludgvan, Penzance**

**Guide Price £100,000
Freehold**





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Property Introduction

A rare opportunity to acquire this freehold property, currently arranged as two self-contained flats and offered to the market with vacant possession to cash buyers only (see Agent's Notes). Originally converted from former village stores, the accommodation has been reconfigured to provide a one bedroom ground floor apartment and a spacious two bedroom apartment arranged over the upper two floors. The ground floor apartment comprises an eat in kitchen, main reception room, bedroom and bathroom with shower and WC, benefiting from its own separate front door. The upper apartment is accessed via a side entrance and rear yard with accommodation set over the first and second floors. The first floor offers a kitchen and reception room, along with a double bedroom and family bathroom, whilst the vaulted attic level provides an impressive principal bedroom. Externally the property benefits from a rear yard which provides access to the upper apartment. The layout offers excellent flexibility and conversion back to a single dwelling should be relatively straightforward (subject to the relevant council permissions), as the two units are currently separated by only a stud wall.

Location

The tranquil village of Ludgvan is positioned away from through traffic and remains one of the area's most popular residential locations, benefiting from its own primary school. The village is well served by a local shop and Post Office with a public house and takeaway facilities available in the neighbouring village of Crowlas. Further amenities can be found just a mile and a half away at Long Rock, which offers both Sainsbury's and Morrisons supermarkets. The major town of Penzance lies approximately three miles away and provides a comprehensive range of shops, schools for all ages and leisure facilities, along with a mainline rail link to London Paddington. Ludgvan is also within easy reach of some of the county's most popular south coast beaches, including Praa Sands, Prussia Cove, Perranuthnoe and Marazion, home to the iconic St Michael's Mount, as well as the Cornish Coastal Path.

ACCOMMODATION COMPRISES

Part glazed entrance door opening to:-

FLAT ONE

FLAT ONE ENTRANCE HALLWAY

Access off to:-

FLAT ONE KITCHEN/DINER 16' 0" x 8' 7" (4.87m x 2.61m) maximum measurements

Kitchen and dining space, in need of redecoration.

FLAT ONE KITCHEN/SITTING ROOM 15' 9" x 8' 0" (4.80m x 2.44m)

Front-facing window and electric radiator.

FLAT ONE BATHROOM

Shower unit, sink and WC.

FLAT ONE BEDROOM 8' 0" x 7' 7" (2.44m x 2.31m)

Rear-facing window and electric wall-mounted heater.

FLAT TWO

FLAT TWO ENTRANCE HALLWAY

Rear access to a small hallway space with stairs leading to the:-

FLAT TWO FIRST FLOOR LANDING

Access to the family bathroom, kitchen and reception room. Stairs leading up to the principal bedroom two.

FLAT TWO KITCHEN 7' 11" x 7' 3" (2.41m x 2.21m)

Window.

FLAT TWO BEDROOM ONE 10' 11" x 8' 7" (3.32m x 2.61m) plus door recess

Rear-facing window and electric heater.

FLAT TWO BATHROOM

Bath with over-bath shower, WC and sink.

Stairs from hallway leading up to:-

FLAT TWO PRINCIPAL BEDROOM TWO 13' 11" x 12' 0" (4.24m x 3.65m) plus window recess, reduced head height to two sides

Attic space with vaulted ceiling and window overlooking the front of the property with glimpses of the sea and St Michael's Mount.

OUTSIDE FRONT

Public pavement.

OUTSIDE REAR

Yard with rear access to Flat 2

SERVICES

Mains water, mains drainage, mains electric.

AGENT'S NOTES

The Council Tax band for the property is band 'A'.

Following a stage two mundic block test this has concluded that the property is of original mass concrete construction and has been classified as class 'B'. This means the property isn't considered suitable for standard mortgage lending.

DIRECTIONS

From Crowlas crossroads take the turn off signposted Ludgvan, go through the village and up the hill to Churchtown, when you get to the church take your next left. If using What3words:- tricks.swims.spire

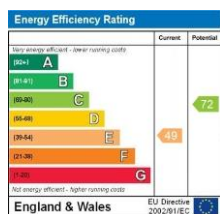
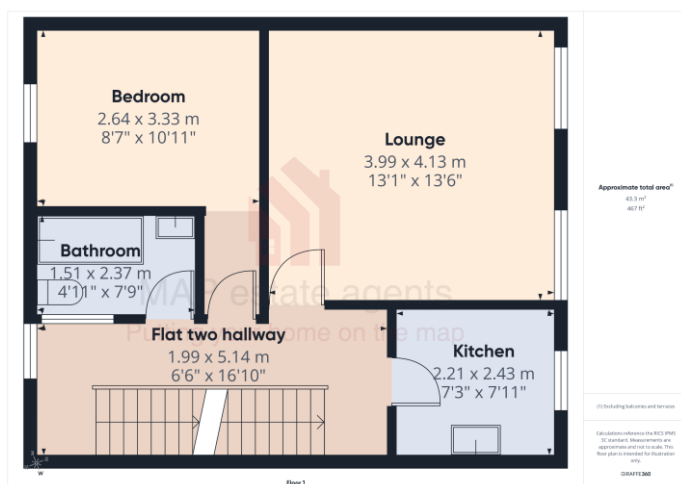
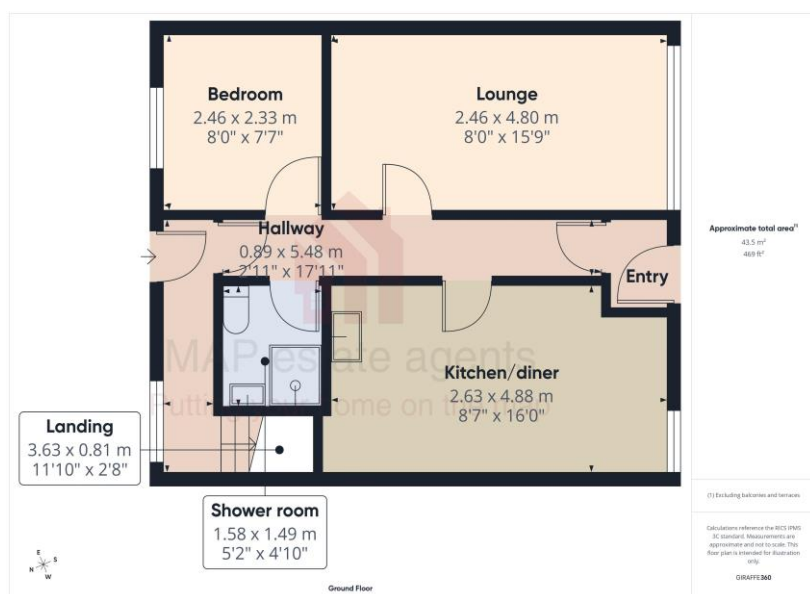


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

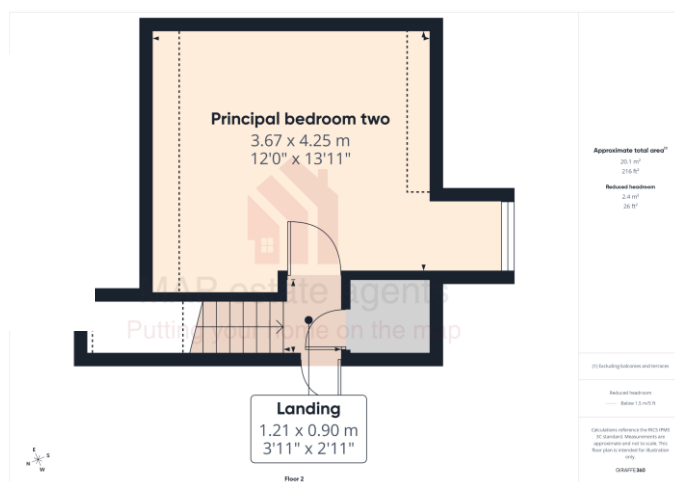


MAP's top reasons to view this home

- Freehold property
- Two apartments
- Renovation opportunity
- Vacant possession
- Rear courtyard
- Top floor glimpses of the sea and St Michael's Mount
- Cash buyers only
- Chain free sale



flat 2



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