

2 White Croft Meadows Gilly Lane, Whitecross Penzance, TR20 8BZ





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A beautifully crafted brand new four bedroom detached home, built by a reputable local builder renowned for their attention to detail and quality of finish. This impressive property occupies a desirable position backing directly onto open farmland, enjoying far reaching rural views towards St Michael's Mount from the first floor rear elevation. The accommodation is centred around an impressive open plan lounge, kitchen and dining space, designed perfectly for modern family living and entertaining. The lounge and dining area features a wood burning stove creating a warm focal point, with both sliding doors and French doors opening onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen is comprehensively fitted with a stylish range of units and integrated Neff appliances, complemented by attractive design features including open shelving and quartz work surfacing. A separate utility room provides additional practicality and storage. Bedroom four is on the ground floor and has an en-suite shower room. To the first floor are three further bedrooms with the master having an en-suite bathroom. Externally, the property enjoys a brick paved driveway, garage, and a generous side garden. Further benefits include a Build Zone Guarantee and solar panels. An exceptional opportunity to acquire a thoughtfully designed new home in a sought after setting combining countryside views with contemporary living.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price - £635,000

Location

Whitecross is a small, quiet hamlet just northeast of Penzance in West Cornwall. Surrounded by open countryside and close to local walking routes, it offers a peaceful rural setting while still being within easy reach of Penzance, Marazion and the train station in St Erth. Its location makes it a convenient base for exploring nearby attractions such as St Michael's Mount, the Penwith moors, and the surrounding villages.

Accommodation

Entrance Hallway

Cloakroom

Bedroom 4 with En-Suite

Impressive Open Plan Kitchen/Dining Room and Lounge with wood burner

Separate Utility Room

First Floor Galleried Landing

Bedroom One with En-Suite

Bedroom Two

Bedroom Three

Bathroom

Garage

With power and light connected. Electric roller door.

Parking

Ample parking on the brick paved driveway.

Outside

There is a garden at the rear and a garden at the side of the property.

Rights of Way

Number 1 & 2 White Croft have a right of way over the initial part of the road which is owned by the neighbour. Number 2 owns the road within the development and Number 1 has a right of way to their property.

New Build Guarantee

The property is being sold with a Build Zone Guarantee.

Floorplans & Photos

These are for identification purposes only. One photograph indicates what the outside will look like once the build is completed.





| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 | | |

Solar Panels

Our clients have advised that he solar panels are owned.

Services

Mains water and electricity. Air source heating. Sewerage Treatment Plant.

Council Tax Band- TBC**What3Words**

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Anti Money Laundering Regulations – Purchasers

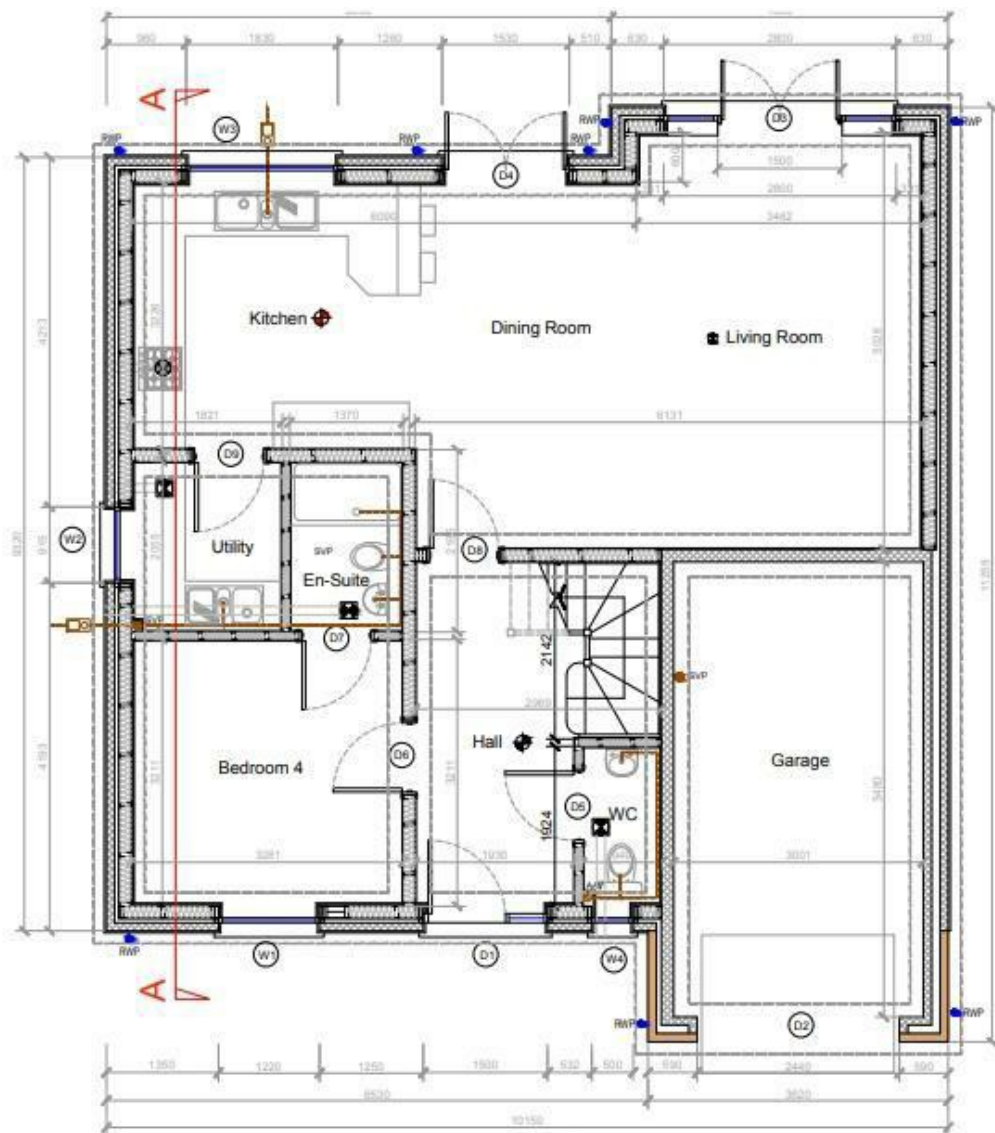
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

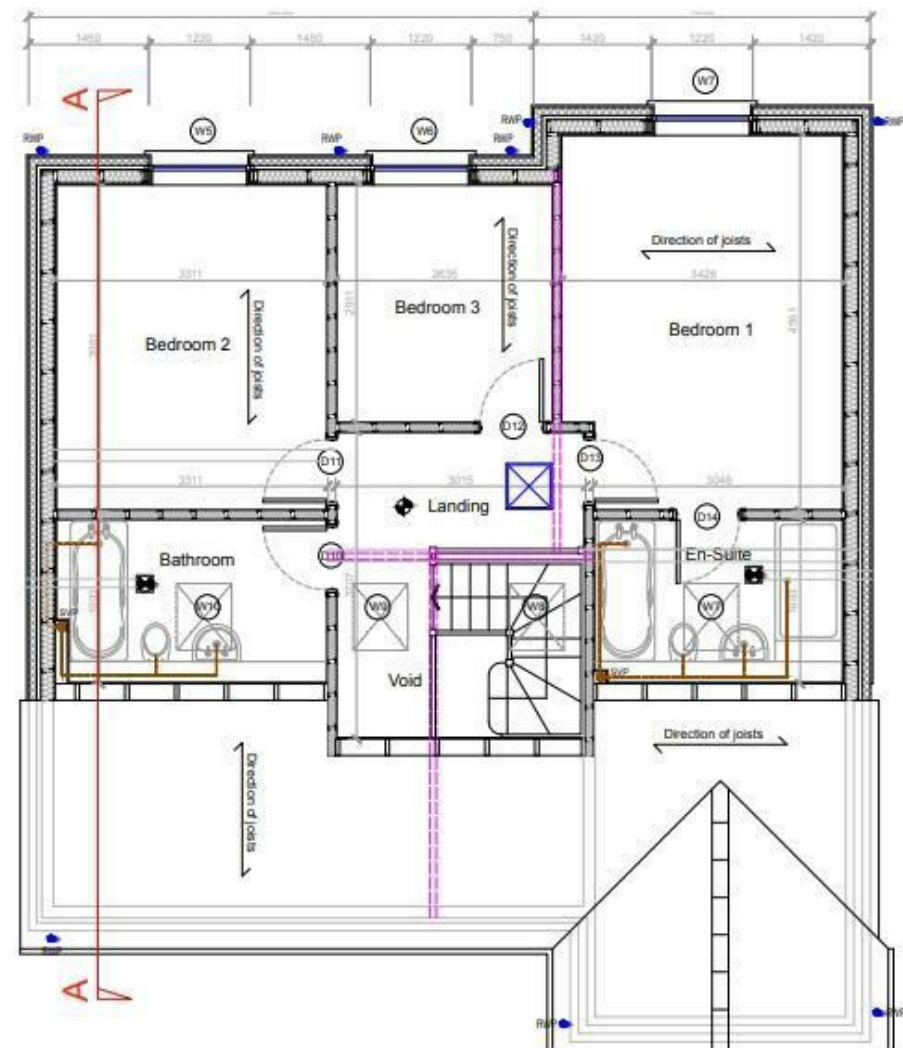
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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 Layout - GIFA : 90.00 m2



First Floor Layout - GIFA : 74.00 m2

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

