



Ais Ling, Relubbus Lane, St
Hilary, Cornwall, TR20 9EG







AIS LING, RELUBBUS LANE, ST HILARY, CORNWALL, TR20 9EG

£450,000 - FREEHOLD

- * FOUR BEDROOMS * LIVING ROOM * KITCHEN * DINING ROOM ***
- * CLOAKROOM * FIRST FLOOR SHOWER ROOM * GOOD DECORATIVE ORDER ***
- * IDEAL FAMILY HOME * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING ***
- * LOVELY VIEWS ACROSS SURROUNDING COUNTRYSIDE ***
- * SOUTH FACING TERRACED GARDENS * ATTACHED GARAGE * FURTHER PARKING ***
- * SOUGHT AFTER AREA * WITHIN THE CATCHMENT AREA OF ST HILARY SCHOOL ***
- * NO ONWARD CHAIN * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = E * COUNCIL TAX BAND = D * APPROXIMATELY 115 SQUARE METRES ***

Lovely open views across surrounding countryside from the rear of this well presented four bedroom detached family home, located in much sought after area within the catchment area of St Hilary School. The property has spacious, well proportioned living accommodation which the present vendor has maintained to a high standard and would make an ideal family home, which really needs to be viewed internally to appreciate to the full. A particularly attractive feature are the south facing terraced gardens, which take full advantage of the views across surrounding countryside and offer a good degree of privacy. To the front of the property is a lawned area with driveway leading to attached garage. St Hilary is a popular area on the outskirts of Goldsithney and only a short drive from the main town of Penzance. Ais Ling is surrounded by open countryside and would recommend an early appointment to avoid disappointment.

ENTRANCE HALL: Understairs area, radiator.

CLOAKROOM: White suite comprising wash hand basin, low level WC, UPVC double glazing window.

LIVING ROOM: 18' 1" x 11' 2" (5.51m x 3.40m) Open fireplace with pine carved surround set on a marble hearth, lovely open views across surrounding countryside, TV point, UPVC double glazed window to front, wall lights, two radiators, UPVC double glazed sliding patio doors to rear terrace.

KITCHEN: 20' 8" x 8' 7" (6.30m x 2.62m) Inset single drainer sink unit with cupboards below, range of fitted oak wall and base units, worksurfaces and power points, built in oven, four ring hob and extractor hood, fridge, freezer, dishwasher, washing machine and dryer (all to remain), tiled flooring, oil fired central heating boiler, double glazed window overlooking surrounding countryside.

DINING ROOM: 13' 0" x 9' 0" (3.96m x 2.74m) Double aspect room with views over surrounding countryside, tiled flooring, UPVC double glazed window and UPVC double glazed doors to garden.

BEDROOM FOUR/STUDY: 11' 4" x 9' 0" (3.45m x 2.74m) UPVC double glazed window to front, radiator.

Stairs from entrance hall to:

FIRST FLOOR LANDING: UPVC double glazed window, radiator, access to roof space.

BEDROOM ONE: 18' 0" x 9' 9" (5.49m x 2.97m) Double aspect room with lovely views over surrounding countryside, range of built in shelves, wardrobes and drawers, vanity unit with wash hand basin and cupboards below, two radiators.

BEDROOM TWO: 11' 5" x 8' 10" (3.48m x 2.69m) Built in airing cupboard housing hot water cylinder, UPVC double glazed window, radiator.

BEDROOM THREE: 11' 5" x 8' 8" (3.48m x 2.64m) Lovely views over surrounding countryside, UPVC double glazed window, radiator.

SHOWER ROOM: Colored suite comprising wash hand basin and cupboards below, low level WC with concealed cystem, further built in cupboards, semi circular shower cubicle with sliding glazed doors, tiled floor, UPVC double glazed window chrome towel rail.

OUTSIDE: To the rear of the property is a secluded sun terrace with views over surrounding countryside offering a good degree of privacy, side access to ideal storage with access to front garden, being lawned with well stocked flower borders, feature Magnolia Tree, driveway and parking leading to:

ATTACHED GARAGE: 18' 2" x 8' 8" (5.54m x 2.64m) Up and over door, power and light.

SERVICES: Mains water, electricity, drainage.

DIRECTIONS: Via "What3Words" app: ///gratitude.attitudes.meatball

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. WE tested the mobile phone signal for Vodafone 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.

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