



**Higher Lariggan Cottage
Laregan Hill, TR1 8 4QE**







HIGHER LARIGGAN COTTAGE, LAREGAN HILL, PENZANCE, TR18 4QE

GUIDE PRICE £495,000 - FREEHOLD

A most charming three bedroom semi-detached Georgian townhouse located in a prime residential area on the outskirts of the town yet within close proximity of most amenities.

- * THREE BEDROOMS * LIVING ROOM * KITCHEN / BREAKFAST ROOM ***
- * CONSERVATORY * UTILITY ROOM * CLOAKROOM * MANY PERIOD FEATURES ***
- * GOOD DECORATIVE ORDER * SOUGHT AFTER LOCATION * IDEAL FAMILY HOME ***
- * ENCLOSED COURTYARD GARDEN * PARKING TO FRONT ***
- * CLOSE TO MOST AMENITIES * EXCELLENT OPPORTUNITY ***
- * VIEWING RECOMMENDED * EPC = D ***

The property has spacious, well proportioned living accommodation which the present vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full. There are many period features throughout along with a recently added conservatory to the front which overlooks the terraced gardens. To the rear of the property there is an enclosed courtyard with original pebbles and brick paving with rear pedestrian access. Laregan Hill is a popular area within Penzance just off of the promenade with access to a footpath leading to local shops and bus route. Penzance town is only a short walk away with a good range of local amenities and we would highly recommend an early appointment.

ENTRANCE HALL

CLOAKROOM: 7' 7" x 5' 3" (2.31m x 1.6m) White suite comprising low level w.c. with concealed cistern, wash hand basin with cupboard below, quarry tiled flooring, chrome towel rail/radiator.

UTILITY ROOM: 8' 4" x 5' 2" (2.54m x 1.57m) Plumbing for washing machine with work surface over, quarry tiled flooring, radiator.

KITCHEN / BREAKFAST ROOM: 15' 10" x 9' 9" (4.83m x 2.97m) Inset single drainer sink unit with window above overlooking courtyard and cupboards below, range of fitted wall and base units, work surfaces and power points, cupboard housing gas central heating boiler, plumbing for dishwasher, five ring gas Rangemaster (to remain), under stairs area, radiator, multipaned door to courtyard garden.

LIVING ROOM: 17' 1" x 15' 10" (5.21m x 4.83m) Period marble fireplace with inset gas coal effect fire, window seat overlooking rear courtyard garden, working shutters, alcove with built in cupboard and shelving above, parquet flooring, dado rail, three radiators with fretwork covers. Double doors to:

CONSERVATORY: 12' 0" x 7' 6" (3.66m x 2.29m) Exposed wooden floor, UPVC double glazing, period style radiator, two double glazed doors to front courtyard garden.

STAIRS FROM KITCHEN / BREAKFAST ROOM TO:

FIRST FLOOR LANDING: Radiator with fretwork cover.

BEDROOM ONE: 12' 5" x 11' 9" (3.78m x 3.58m) Built in wardrobes, tv point, window seat, radiator with fretwork cover.

BEDROOM TWO: 10' 5" x 10' 1" (3.18m x 3.07m) Built in wardrobe with sliding mirror doors, radiator with fretwork cover.

BEDROOM THREE (L SHAPED): 12' 2" x 7' 10" narrowing to 5' 6" (3.71m x 2.39m - 1.68m) Built in airing cupboard housing hot water cylinder, access to roof space.

BATHROOM: 15' 5" x 5' 0" (4.7m x 1.52m) White suite comprising panelled bath with chrome mixer tap and shower attachment, vanity unit with wash hand basin and cupboard below, low level w.c. with concealed cistern, semi-circular shower cubicle with sliding glazed door, tiled flooring with underfloor heating, radiator, chrome towel rail.

OUTSIDE: Enclosed rear courtyard garden with original pebbled area and brick paved area, raised flower borders, two garden sheds, pedestrian access. The front garden is brick paved with parking for two cars along with a terraced area which could also double as further parking if required.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: From Penzance proceed towards Newlyn turning right into Laregan Hill and follow this road to the top. At the top there is a lane on your right hand side, turn down this lane and continue to the bottom where there is a gravelled parking and turning area for Lariggan flats and the access to Higher Lariggan Cottage is straight in front of you.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

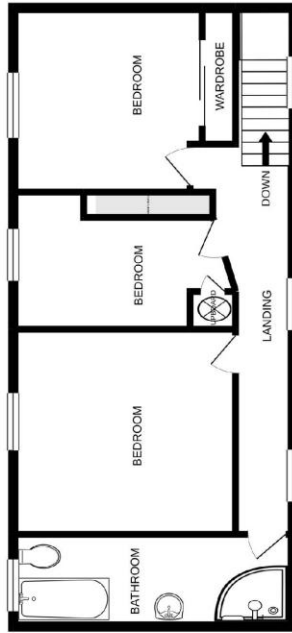
LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234100)

ANTIMONEY 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.

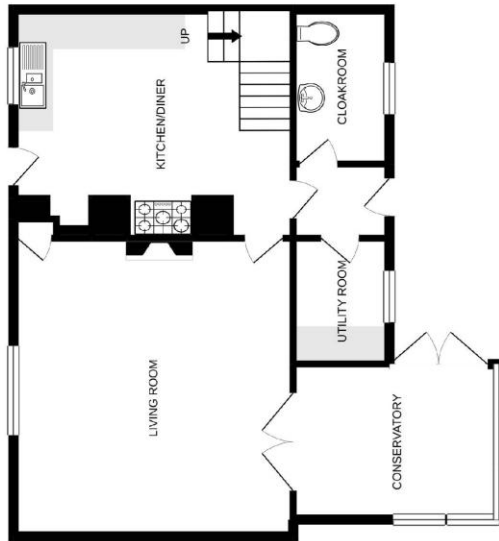
PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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.

1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The salesperson has not been tested and no guarantee as to their capability or efficiency can be given.
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