



**Wyndhurst
Primrose Hill
Goldsithney
TR20 9JR**







WYNDHURST, PRIMROSE HILL, GOLDSITHNEY, PENZANCE, TR20 9JR

ASKING PRICE £795,000 - FREEHOLD

An individually designed detached house, situated in an elevated position above the village of Goldsithney and enjoying views across Mount's Bay with two garages, all set within an acre of gardens.

*** 5 DOUBLE BEDROOMS * FIRST FLOOR BATHROOM * GROUND FLOOR * WETROOM *
* KITCHEN * BREAKFAST ROOM * LIVING ROOM * LOUNGE/DINING ROOM *
* SUN ROOM * TERRACE * DOUBLE AND SINGLE GARAGE *
* VIEWS ACROSS MOUNT'S BAY * ONE ACRE OF GARDENS *
* VIEWING HIGHLY RECOMMENDED * EPC = F * COUNCIL TAX = F ***

Situated in the outskirts of the popular village of Goldsithney, within walking distance of all its amenities and the beautiful sandy beach of Perranuthnoe is this individually designed five bedrooms house set within approximately one acre of gardens. Enjoying an elevated position, Wyndhurst enjoys stunning views across open farmland towards St Michaels Mount, Mount's Bay, Newlyn and Mousehole. The spacious accommodation arranged over two floors comprises of two bedrooms, wet room, separate cloakroom, kitchen, living room, lounge/dining room and sun room on the ground floor. On the first floor there are three double bedrooms all enjoying sea views and family bathroom, bedroom one and two have the space to incorporate en-suite bathrooms if necessary. The property is approached through electric gates onto a large parking area leading to single and double garages, the gardens are divided into three lawned areas to three sides of the house and a large vegetable patch with chicken house and run. Internal viewing of this highly individual property is recommended to be fully appreciated.

WOODEN DOOR WITH INSET PANEL LIGHT INTO:

HALLWAY: Double glazed window to rear, stairs rising, night storage heater, two built-in cupboards, further doors to:

CLOAKROOM: Double glazed window, WC, wash hand basin.

WETROOM: Double glazed window, inset spotlights, fully tiled walls and floor, heated tower rail, wash hand basin, mains shower.

BEDROOM FOUR: 13' 0" x 8' 7" (3.96m x 2.62m) Double glazed window, radiator, parquet flooring, built-in wardrobes to one wall.

BEDROOM FIVE/STUDY: 12' x 8' 8" (3.66m x 2.64m) Double glazed window to side, radiator.

LIVING ROOM: 15' x 14' 5" (4.57m x 4.39m) Double glazed window with views across Mount's Bay towards Penzance and Newlyn, radiator, parquet wood flooring, gas fire place to one wall, four wall lights.

LOUNGE/DINING ROOM: 15' 9" x 14' 4" (4.8m x 4.37m) Gas fire, parquet flooring, radiator, window with the forementioned views and door into sun room, archway from dining room opens into the:

LOUNGE: 16' 7" x 12' 0" (5.05m x 3.66m) Wooden floor, two wall lights, sliding patio doors into the:

SUN ROOM: 23' 0" x 8' 0" (7.01m x 2.44m) Glazed window to front with patio doors leading into garden, tiled floor, radiator.

KITCHEN: 13' 9" x 12' 0" (4.19m x 3.66m) Window to side, tiled floor, range of base and wall cupboards, worksurface and tiling over, one and half bowl sink unit, plumbing for washing machine and dishwasher, space for undercounter fridge, electric cooker point, radiator, open doorway leads into the:

REAR LOBBY AND PORCH: Boiler room housing Worcester oil fired boiler, pantry cupboard, window and door to parking.

FIRST FLOOR LANDING: Large walk-in storage cupboard.

BEDROOM ONE: 25' 0" x 15' 0" (7.62m x 4.57m) Two radiators, Velux window, double glazed window to front with views, two built-in wardrobes and storage into eaves space.

BEDROOM TWO: 28' 0" x 15' 0" (8.53m x 4.57m) Velux window, double glazed window with views, two radiators, large walk-in wardrobe.

BEDROOM THREE: 14' 8" x 11' 9" (4.47m x 3.58m) Double glazed window with views, radiator.

BATHROOM: Double glazed window, radiator, bath, WC, pedestal wash hand basin.

OUTSIDE: The property is approached through wooden electric gates, onto gravel parking for multiple vehicles leading to:

GARAGE ONE: 18' 5" x 9' 0" (5.61m x 2.74m) Up and over door, with storage shed and WC to rear, power and light.

GARAGE TWO: 24' 0" x 18' 0" (7.32m x 5.49m) Up and over doors, pedestrian access door, power and light.

GARDENS: They are approximately 3/4 acre and there is an area of deciduous trees to the front. To the side are laid to lawn with established fruit trees and enclosed by evergreen hedging. Main garden to both the front and side are south faced with raised sun terrace, again laid to lawn and bordered by a gravel pathway and a established shrub and plants. Further large lawned area/paddock established shrub boarder leads to the vegetable garden with chicken run and house, two green houses, one wooden, one aluminium, outside tap and water storage tank under garage one.

SERVICES: Mains water, electricity, private drainage.

DIRECTIONS: From Penzance proceed in an easterly direction into the village of Goldsithney, upon reaching the village pass the pub, turn right into Primrose Lane by the Post Office, proceed along this lane for approximately half a mile whereby the property can be found on your right hand side.

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

MARSHALL'S PARK LANE OFFICE: 0207 0791476

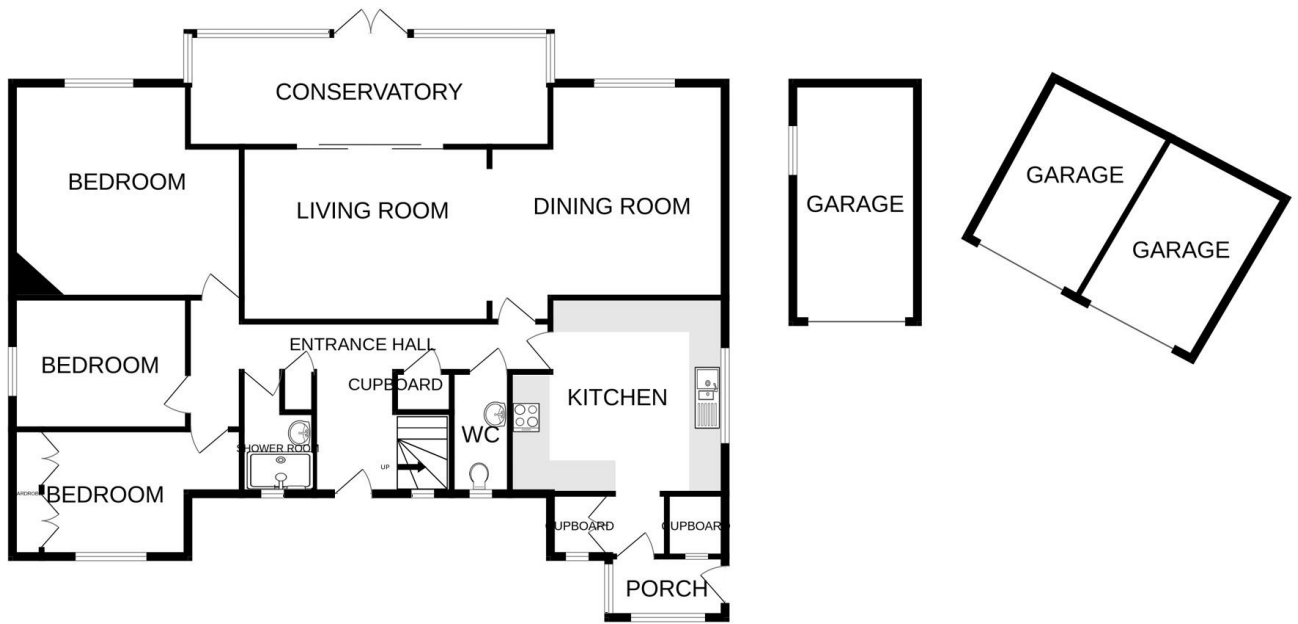
LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

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.

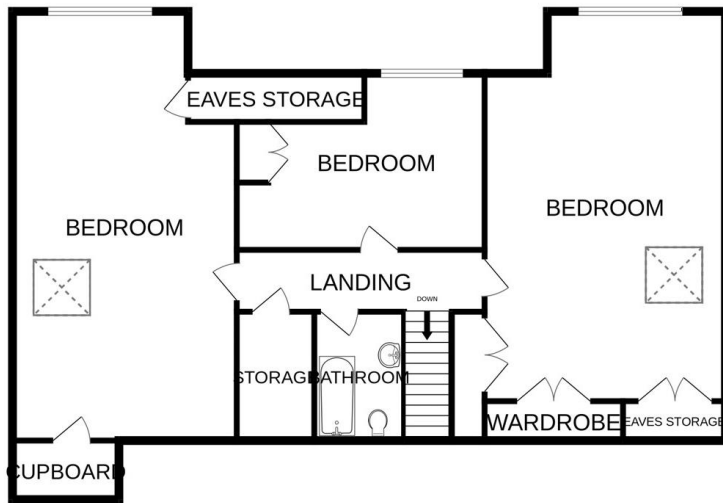
PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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.

GROUND FLOOR



1ST 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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