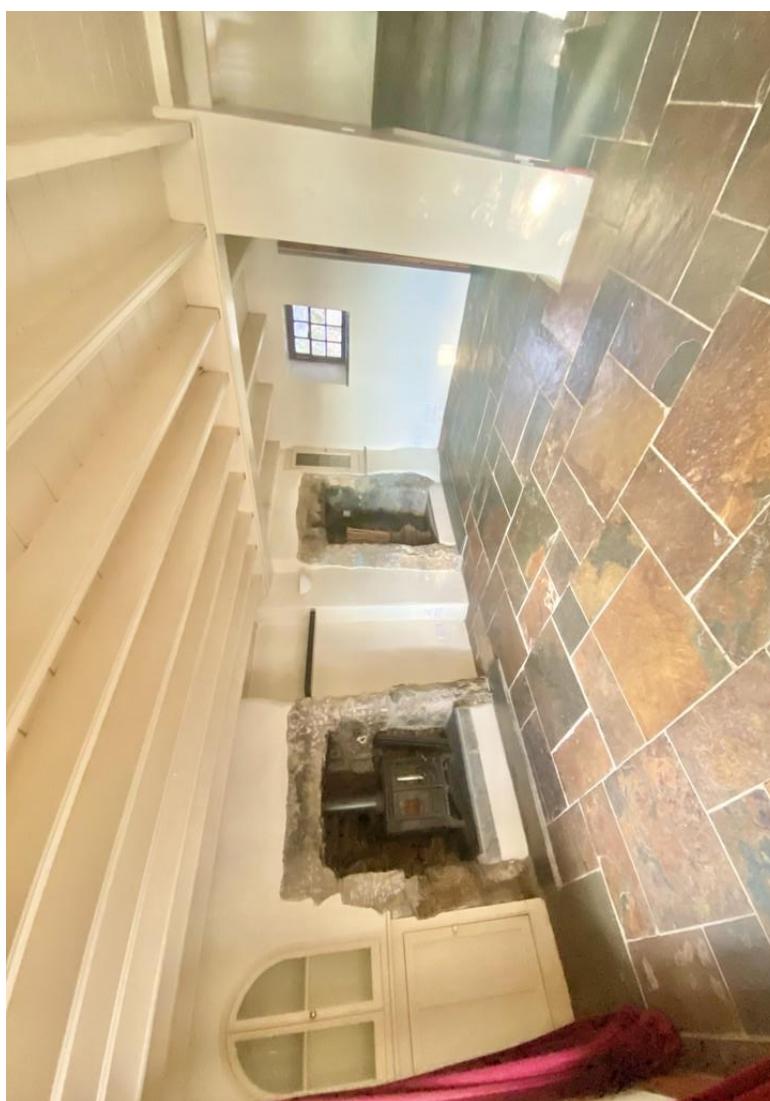


Tregender Hill Farm
Tregender Lane
Crownlas, TR20 8DJ









TREGENDER HILL FARM, TREGENDER LANE, CROWLAS, PENZANCE, TR20 8DJ

FIXED PRICE £550,000 - FREEHOLD

A four bedroom granite farmhouse with two bedroom double storey annexed accommodation set within gardens with parking for several vehicles on the outskirts of this popular village.

*** MAIN FARMHOUSE * FOUR BEDROOMS * FIRST FLOOR BATHROOM ***
*** LOUNGE WITH INGLENOOK FIREPLACES * SEPARATE DINING ROOM ***
*** UTILITY ROOM * KITCHEN * ANNEXE * TWO DOUBLE BEDROOMS * BATHROOM ***
*** FULLY FITTED KITCHEN * SEPARATE DINING ROOM ***
*** GARDENS TO FRONT AND REAR * PARKING FOR SEVERAL VEHICLES * SEA VIEWS ***
*** OIL FIRED CENTRAL HEATING * NO ONWARD CHAIN * EPC = D ***

Situated on the outskirts of the village of Crowlas within walking distance of all the local amenities to include post office, village store, public house and Ludgvan Academy primary school is this nicely presented four bedroom granite farmhouse with a further two bedroom annexed cottage. The accommodation in the farm house comprises of large lounge with two inglenook fireplaces one of which having a wood burner. Off the lounge is a separate dining room, recently refitted kitchen/breakfast room and utility. There are four good size bedrooms and bathroom on the first floor. The cottage annexe comprises of a fully fitted kitchen, lounge, dining/sun room with two double bedrooms and bathroom on the first floor. The whole property is approached over a driveway with parking for several vehicles with terraced lawned gardens to both the front and rear with a range of wooden sheds. Both properties enjoy valley and sea views towards St Michael's Mount from the front elevation and are offered for sale with no onward chain. Viewing is highly recommended.

THE FARM HOUSE

GLAZED DOOR INTO:

PORCH: 9' 0" x 6' 0" (2.74m x 1.83m) Glazed to two sides with dwarf walls under, slate floor. Stable door into:

LOUNGE: 18' 4" x 14' 8" (5.59m x 4.47m) Windows to the front and rear, slate floor, two radiators, two feature granite inglenook fireplaces with one housing a wood burner, feature cupboards to either side, beamed ceiling, stairs rising with cupboard under. Doors to:

DINING ROOM: 11' 8" x 10' 9" (3.56m x 3.28m) Window to the front with glimpse of St Michael's Mount, slate floor, radiator, beamed ceiling, wall lights, glazed cupboard to one wall.

UTILITY ROOM: 8' 9" x 6' 0" (2.67m x 1.83m) Slate floor, radiator, tiled work surface, plumbing for washing machine and space for tumble dryer, fridge and freezer.

KITCHEN: 16' 0" x 10' 8" (4.88m x 3.25m) Windows and door to the rear, wooden floor, range of base and wall units with work surface and tiling over, single drainer stainless steel sink unit, integral dishwasher, double electric oven with hob over.

FIRST FLOOR

LANDING: Access to loft, PIV air circulation system.

BATHROOM: 10' 8" x 8' 6" (3.25m x 2.59m) Two windows to the rear, radiator, extractor fan, part tiled walls, white suite comprising w.c., bidet, wash hand basin, bath with electric shower over.

BEDROOM ONE: 11' 0" x 10' 4" (3.35m x 3.15m) Window to the front with valley views towards Mount's Bay, fitted wardrobe to one wall, wooden floor, radiator.

BEDROOM TWO: 10' 9" x 10' 9" (3.28m x 3.28m) Wooden window to the front with aforementioned views, radiator.

BEDROOM THREE: 11' 2" x 7' 6" (3.4m x 2.29m) Window to the rear, radiator.

BEDROOM FOUR: 9' 0" x 7' 6" (2.74m x 2.29m) Window to the rear, wooden floor, radiator.

ANNEXE

HALF GLAZED DOOR INTO:

DINING ROOM: 19' 0" x 10' 0" (5.79m x 3.05m) Three double glazed windows with fitted blinds and skylight, feature granite wall, slate flooring with underfloor heating, inset spotlights. Door to:

KITCHEN: 20' 0" x 8' 9" (6.1m x 2.67m) Window and stable door to rear, base and wall mounted wooden units with work surface and splashback over, inset sink, space for electric range cooker, integral fridge, freezer, slimline dishwasher, tumble dryer and washing machine, inset spotlights, under stairs storage cupboard. Door to:

LOUNGE: 20' 0" x 10' 0" (6.1m x 3.05m) Two double glazed windows to the front with aforementioned views, two radiators, stairs rising, inset spotlights, cupboard to one wall.

FIRST FLOOR

LANDING: Access to loft.

BEDROOM ONE: 17' 3" x 9' 4" (5.26m x 2.84m) Two double glazed windows to the front, stripped wood floor, radiator, range of wardrobes to one wall.

BEDROOM TWO: 11' 8" x 9' 4" (3.56m x 2.84m) Two windows to the rear, radiator, stripped wood flooring.

BATHROOM: Extractor fan, window to the rear, white suite comprising pedestal wash hand basin, low level w.c., bidet, bath with electric shower over, heated towel rail, wooden floor, shaver socket and light.

OUTSIDE: The whole property is approached over a part gravelled and part tarmacadam driveway with parking for several vehicles. There is an area laid to decking to the front of the farmhouse and steps descend to a lawned area enjoying valley views and there are three wooden sheds. Pathway to the side of the property leading to the rear doors and the two oil fired combination boilers of each property and steps rising to the rear garden which is again laid to lawn.

DIRECTIONAL NOTE: From Penzance proceed in a westerly direction. Upon reaching the village of Crowlas turn left into Tregender Lane proceeding along the road for approximately half a mile passing Tregender Road on your right hand side whereby the entrance to the farmhouse can be found on your left.

SERVICES: Mains water, electricity and drainage. Oil fired central heating.

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 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.

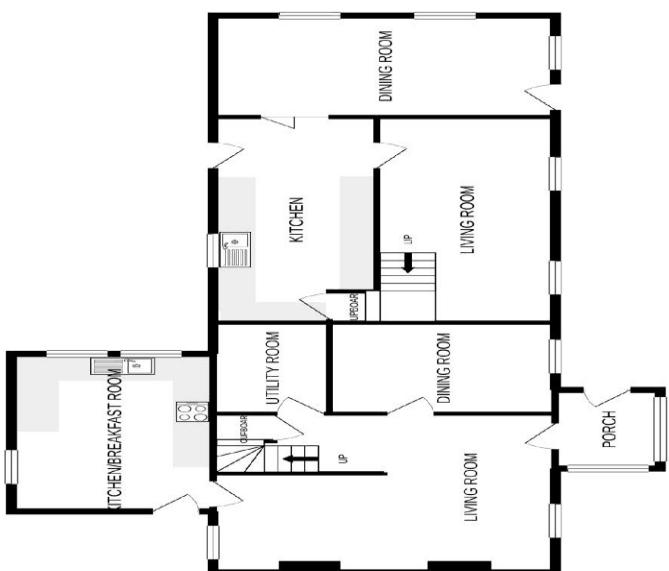
PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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 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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