

MORDROS, MARIAS LANE, SENNEN COVE, PENZANCE, TR19 7BZ

GUIDE PRICE £1,000,000 FREEHOLD

A much sought after location for this three bedroom detached family home located in an elevated position within the popular village of Sennen having panoramic sea views across the beach to Lands End and beyond.

*** THREE BEDROOMS * 30FT LOUNGE / DINING ROOM ***

*** FITTED KITCHEN AREA * PANORAMIC SEA VIEWS ACROSS SENNEN COVE AND BEYOND ***

*** DOUBLE GLAZING * CENTRAL HEATING ***

*** GOOD DECORATIVE ORDER * IDEAL HOLIDAY LET OR FAMILY HOME ***

*** SOUGHT AFTER LOCATION * GARDENS TO THREE SIDES TAKING FULL ADVANTAGE OF THE SEA VIEWS ***

*** EN SUITE SHOWER TO MAIN BEDROOM * PRIME LOCATION ***

*** PARKING FOR THREE CARS ***

*** EPC = TO BE ASSESSED * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***

*** EXCELLENT OPPORTUNITY ***

*** VIEWING RECOMMENDED ***

The property has spacious accommodation which the vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full. Mordros has been successfully used for holidays but would also make an ideal family home being conveniently placed within the village. The accommodation is laid out over two floors being reverse level to take advantage of the view. The grounds that surround the property are a particularly attractive feature being mainly laid to lawn, again enjoying the views from most areas. Sennen Cove is one of the more sought after locations in west Penwith with miles of sandy beaches and access to various coastal footpaths. Given the demand of properties such as this, we would highly recommend an early appointment.

ENTRANCE VESTIBULE:

Double glazed window, tiled flooring. Door into:

ENTRANCE HALL:

Radiator, access to roof space.

CLOAKROOM:

White suite comprising pedestal wash hand basin, low level w.c., double glazed window.

LOUNGE / DINING ROOM: 30' 8" x 12' 3" (9.35m x 3.73m)

Double aspect room with direct panoramic sea views over Sennen Cove to Land's End and beyond, double glazed windows, sunken spotlights, TV point, radiator, bifold doors to balcony which is glazed and has panoramic sea views.

KITCHEN:

Inset single drainer sink unit with cupboards below, superb sea views towards Land's End, range of bespoke base units, marble and timber worksurfaces, built in oven and four ringed hob, sunken spotlights, double glazed door to rear.

Stairs from entrance hall down to:

INNER HALLWAY:

Built in understairs cupboard with plumbing for washing machine and hot water cylinder, built in linen cupboard and radiator.

BEDROOM ONE: 13' 9" x 10' 1" (4.19m x 3.07m)

Double aspect room with superb panoramic sea views over Sennen Cove and beyond, deep recess, double glazed door to:

EN SUITE BATHROOM:

White suite comprising panelled bath, pedestal wash hand basin, low level WC, double size shower cubicle with glazed door and chrome fittings, double glazed window, fully tiled walls, tiled flooring, chrome towel rail.

BEDROOM TWO: 13' 6" x 9' 8" (4.11m x 2.95m)

Double glazed window with lovely sea views over Sennen Cove and beyond, radiator.

BEDROOM THREE: 10' 1" x 9' 4" (3.07m x 2.84m)

Double glazed window with superb sea views over Sennen Cove and beyond, radiator.

BATHROOM:

White suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin, low level WC with concealed system, fully tiled walls, tiled floor, double glazed window, chrome towel rail.

OUTSIDE:

The property is set in mature, mainly lawned, gardens with panoramic sea views from most areas, occupying a large corner plot and good access to surrounding countryside, sunken paved terrace offering a good degree of privacy, steps up to parking for three cars.

SERVICES:

Mains water, electricity and private drainage.

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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