



Little Rosevidney Farm, Crowlas,
Penzance, Cornwall, TR20 9BX







LITTLE ROSEVIDNEY FARM, CROWLAS, PENZANCE, CORNWALL, TR20 9BX

GUIDE PRICE £600,000 FREEHOLD

A detached four/five bedroom granite former farmhouse set within approximately one acre with parking and garage situated within Hayle and Penzance.

*** THREE / FOUR BEDROOMS ON THE FIRST FLOOR ***

*** ONE BEDROOM ANCILLARY * ACCOMMODATION ON THE GROUND FLOOR ***

*** LOUNGE / DINING ROOM * KITCHEN / BREAKFAST ROOM * CONSERVATORY ***

*** STUDY * DETACHED GARAGE * PRIVATE DRIVEWAY ***

*** LAND APPROACHING APPROXIMATELY ONE ACRE * EPC = TO BE ASSESSED ***

*** COUNCIL TAX BAND = E * VIEWING HIGHLY RECOMMENDED ***

A detached 19th century four/five bedrooms granite former farmhouse set within grounds approaching approximately an acre with parking and detached garage situated between the towns of Penzance and Hayle. The accommodation in brief comprises of lounge/dining room, kitchen/breakfast room and conservatory on the ground floor. A door from the kitchen leads to further ancillary accommodation comprising of one double bedroom, study and bathroom. Stairs from the breakfast room lead to the first floor landing giving access to three double bedrooms of which the master bedroom was previously two bedrooms, and a family bathroom. The house is approached over a driveway with parking for several vehicles leading to the detached 20ft garage. A particular feature of this property are the grounds which approach approximately one acre laid to meadow and orchard. The property enjoys oil fired central heating and double glazing, viewing is highly recommended to fully appreciate this delightful property.

UPVC DOUBLE GLAZED OPENING TO:

PORCH: Glazed to two sides with glazed roof. Half glazed door opening to:

LOUNGE / DINING ROOM: 27' 9" x 10' 8" (8.46m x 3.25m) Two double glazed windows to the front with wooden shutters, wooden flooring, radiator, wood burner with granite chimney breast and recesses to either side, inset spotlights. Half glazed door into:

KITCHEN / BREAKFAST ROOM: 26' 6" x 9' 6" (8.08m x 2.90m) Stairs rising, double glazed window to the rear, range of base and wall mounted units with work surface over, one and a half bowl stainless steel sink unit, electric cooker, hob, plumbing for washing machine, beamed ceiling, radiator, inset spotlights. Sash window and door into:

CONSERVATORY: 20' 0" x 8' 4" (6.10m x 2.54m) Glazed to three sides, polycarbonate roof, tiled flooring, UPVC double glazed door to outside.

DOOR FROM BREAKFAST ROOM OPENING TO:

STUDY: 7' 5" x 6' 5" (2.26m x 1.96m) Window to the rear. Further door to:

BEDROOM: 14' 0" x 13' 0" (4.27m x 3.96m) Window to the side, further and window and door to the front, fitted wardrobe, radiator. Door to:

BATHROOM: Pedestal wash hand basin, low level w.c., panelled bath with electric shower over, extractor fan, window to the side, shaver socket and light, cupboard housing hot water tank.

FIRST FLOOR LANDING: Double glazed window to the rear, built in cupboard, access to loft space.

BEDROOM ONE: 17' 0" x 10' 9" (5.18m x 3.28m) Previously two bedrooms. Two double glazed windows to the front, wooden floor, two radiators.

BEDROOM TWO: 11' 0" x 11' 0" (3.35m x 3.35m) Double glazed window to the front, wooden flooring, radiator.

BEDROOM THREE: 9' 5" x 9' 0" (2.87m x 2.74m) Double glazed window to the rear, radiator.

BATHROOM: Double glazed window to the rear, jacuzzi bath, pedestal wash hand basin, low level w.c., shelved cupboard, radiator.

OUTSIDE: The property is approached over a large driveway offering parking for multiple vehicles leading to:

DETACHED GARAGE: 20' 6" x 11' 0" (6.25m x 3.35m) Electric roller door, power and light, window and door to the rear, vaulted ceiling.

A pathway from the garage leads to the rear of the house and further paths to either side of the property lead to the front garden which is mainly laid to lawn and fully enclosed by dry stone granite wall and wooden fencing. There is a sunny formal garden to the rear of the property with wooden seat taking advantage of the sun throughout the day. This in turn leads to the paddock/field which is mainly laid to grass with established fruit trees and shrubs, aluminium greenhouse and wooden tractor shed.

SERVICES: Mains electric, private water and drainage.

DIRECTIONAL NOTE: From Penzance proceed in an easterly direction and upon reaching the village of Crowlas take the first right into Rospeath Lane. Proceed along this road for approximately a mile and a half taking the next left signposted towards St Erth. Follow this lane with Rosevidney Manor on your right hand side whereby on your left you will find the entrance to Little Rosevidney Farm as indicated by a Marshall's for sale board.

AGENTS NOTE: The private water and drainage is shared between four properties which pay an equal share for maintenance.

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 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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