



Chy an Bara , Church Road,  
Madron, TR20 8SW

















**CHY AN BARA , CHURCH ROAD, MADRON, TR20 8SW**

**ASKING PRICE £325,000 FREEHOLD**

A chance to acquire a most charming two bedroom semi detached Grade II Listed character cottage, situated in the centre of this popular village, close to local amenities, offering enclosed gardens to the rear.

**\* TWO DOUBLE BEDROOMS \* LIVING ROOM \* KITCHEN/DINING ROOM \* UTILITY ROOM \***

**\* GRADE TWO LISTED \* FIRST FLOOR BATHROOM \* GAS CENTRAL HEATING \***

**\* PERIOD FEATURES \* ENCLOSED REAR GARDEN \***

**\* EPC = E \* COUNCIL TAX BAND = RATED FOR BUSINESS USE \***

**\* APPROXIMATELY 78 SQUARE METRES \***

A beautifully presented semi detached Grade II Listed character two bedroom cottage situated within the centre of the popular church village of Madron. The accommodation comprises of lounge with wood burner, kitchen/dining room, utility on the ground floor. There are two double bedrooms and family bathroom on the first floor. The house has a cottage style garden to the front and fully enclosed garden to the rear with granite shed. This house will be ideally suited for either holiday let or a perfect bolt hole for anybody. The village of Madron itself enjoys easy access to the major town of Penzance. The village itself has a primary school, public house and church. Offered for sale with no onward chain, we recommend an early appointment to view.

Wooden front door into:

**ENTRANCE HALL:** Delabole slate flooring, stairs rising, radiator, doors to:

**LIVING ROOM:** 13' 3" x 12' 9" (4.04m x 3.89m) Wood burner with slate hearth, sash window to front with window seat under, and further window to rear, exposed pine floorboards, ceiling cornice, radiator.

**KITCHEN/DINER:** 12' 10" x 11' 3" (3.91m x 3.43m) Belfast sink with cupboards below, range of fitted wall and base units with granite worksurfaces and tiling over, beamed ceiling, Delabole slate flooring, understairs storage cupboard, sash window to rear with window seat, inglenook fireplace housing stove, radiator.

**UTILITY ROOM:** Stainless steel sink unit with cupboards below, solid wood worksurfaces, plumbing for washing machine, wall mounted combination gas boiler, Delabole slate flooring, radiator, window to rear and stable door to garden.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:** Windows to rear and front with window seat under, built in cupboard, doors to:

**BEDROOM ONE:** 11' 9" x 11' 9" (3.58m x 3.58m) Built in double wardrobe, shelved recess, further high level built in cupboard, radiator, sash window to rear.

**BEDROOM TWO:** 13' 6" x 9' 7" (4.11m x 2.92m) Windows to front and rear with window seat under, radiator.

**BATHROOM:** White suite comprising P shaped bath with chrome shower fittings and glazed shower screen, wash hand basin, low level WC, built in cupboard, chrome towel rail/radiator, window to rear, shaver light and point.

**OUTSIDE:** Enclosed rear garden which has been gravelled for ease of maintenance with flower borders and granite store. Side access leads to the cottage style front garden.

**SERVICES:** Mains water, electricity, gas and drainage.

**DIRECTIONS:** From Penzance proceed into the village of Madron and take the first turning left towards the church and then take the next turning right into Church Road, continue down this road and the property is on your left hand side just to the rear of the King William public house.

**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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