



Lenmarek,
Boscence Road, Townshend

LODGE & THOMAS

ESTABLISHED 1892

Lenmarek,

Boscence Road, Townshend,
Hayle TR27 6AW

Guide Price - £295,000 Freehold

- Detached 2 bedroom converted barn
- Requiring refurbishment
- Rural location
- Cash buyers only

The Property

Accessed off the county highway via a right of way over a short, shared access track, also a bridle path, the property comprises a detached two storey dwelling converted from a former agricultural barn approximately 32 years ago, but now requires a degree of refurbishment.

Primarily of traditional construction with a latter-day block extension under a pitched and mono pitched slate roof. The property benefits from timber framed windows and warmed via an oil fired heating system.

The accommodation, arranged over two floors, provides two reception rooms, spacious kitchen/breakfast room, and shower room with WC on ground floor, family bath and two bedrooms on the first floor.

To the rear of the property, small courtyard garden area, accessed from the sitting room or side path of the dwelling.

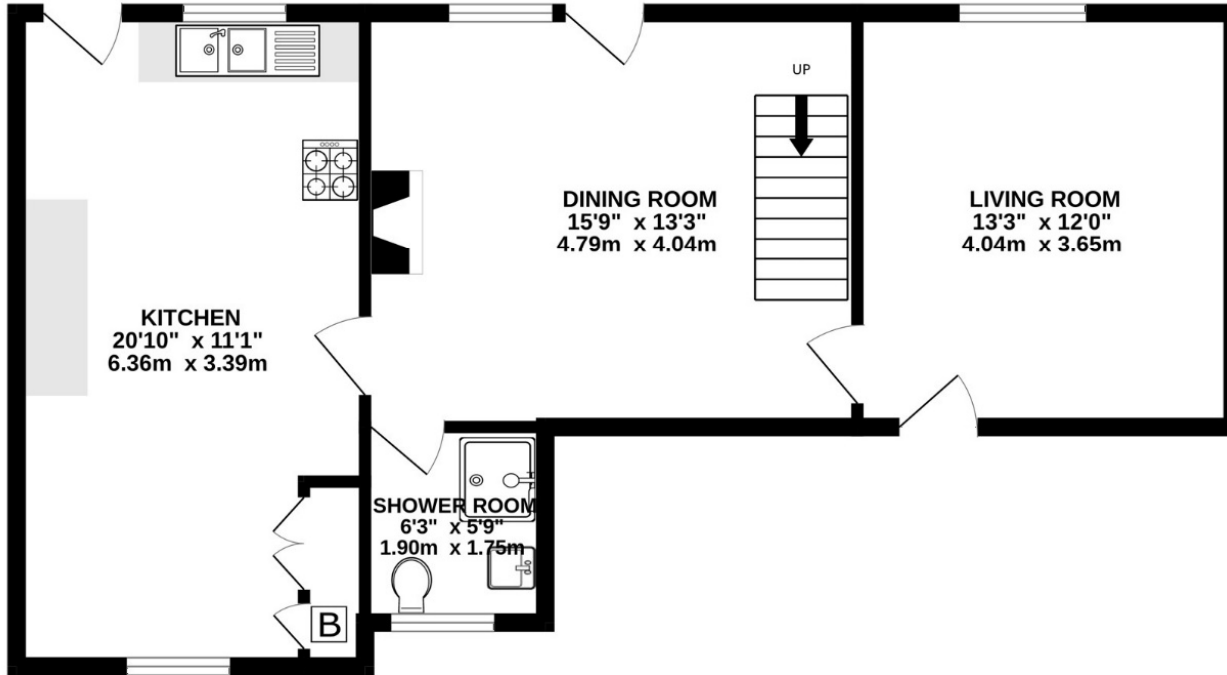
Across the bridle path, lies the south facing garden and parking area. The gardens predominantly level, have been recently cleared to allow ground vegetations to flourish. Within the area is a former potting shed. From the gardens, glorious views are enjoyed over the surrounding countryside, and towards Godolphin Hill.

When the property was converted some 30 years ago, spray foam insulation was used in the original loft, therefore the property is deemed not mortgageable and would be suitable to cash buyers only

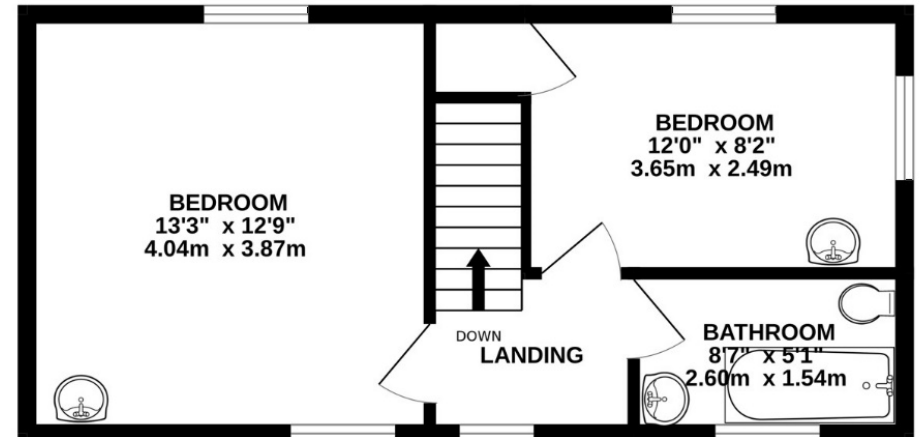




GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.

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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Situation: Conveniently situated on the edge of the village of Townshend located on the B3280 Goldsithney to Leedstown road close to both the north and south coast, and a short drive to the main A30 dual carriageway. Locally, there is a useful range of facilities in the nearby villages including Leedstown, 2 miles with a public house and primary school, and Goldsithney 2½ miles with a village shop Post Office and two public houses. More extensive services and facilities can be found in the towns of Hayle 4 miles, Helston 6 miles and Penzance 8 miles, with a range of health, education, business, leisure and retail services.

The area is known for the extensive trials of footpaths and bridleways for the walking enthusiast, or the numerous quiet county lanes for cycling.

Services: Mains water and electricity are connected, private foul drainage system, oil-fired central heating. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band C EPC 35F

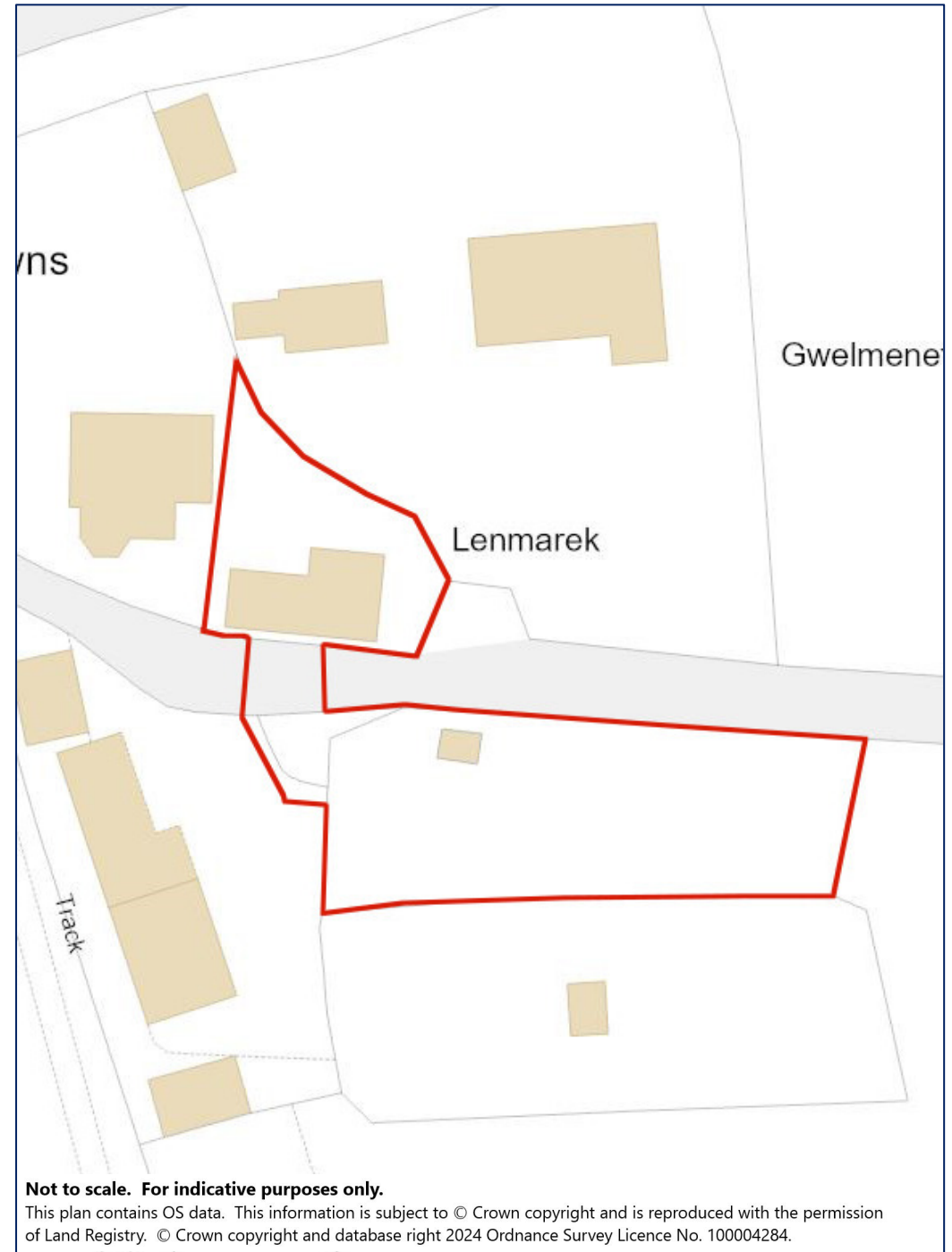
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. A bridlepath splits the house and the garden.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas.

Directions: From Leedstown follow the road towards Goldsithney passing through Townshend and after approximately ¼ of a mile turn left into the signed West Downs Farm and the property will be found through the gateway past West Downs Farmhouse.

what3words///siblings.scan.starlight





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Estate Agents
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