



The Mushroom Farm,
Long Rock, Penzance

LODGE & THOMAS

ESTABLISHED 1892

The Mushroom Farm (The Moorings),
Long Rock, Penzance, Cornwall TR20 8YG

Guide Price - £900,000 Freehold

- Modern 4 bedroom detached house
- ½ acre of level lawned gardens
- Extensive parking
- Additional 1 acre former mushroom farm with 8 sheds (currently let)
- Development potential subject to planning
- Located away from main road but close to Penzance and Marazion beach

A 30 year old detached family home tucked away in a back lane near Penzance and offering huge development potential with its 1.5 acre plot.



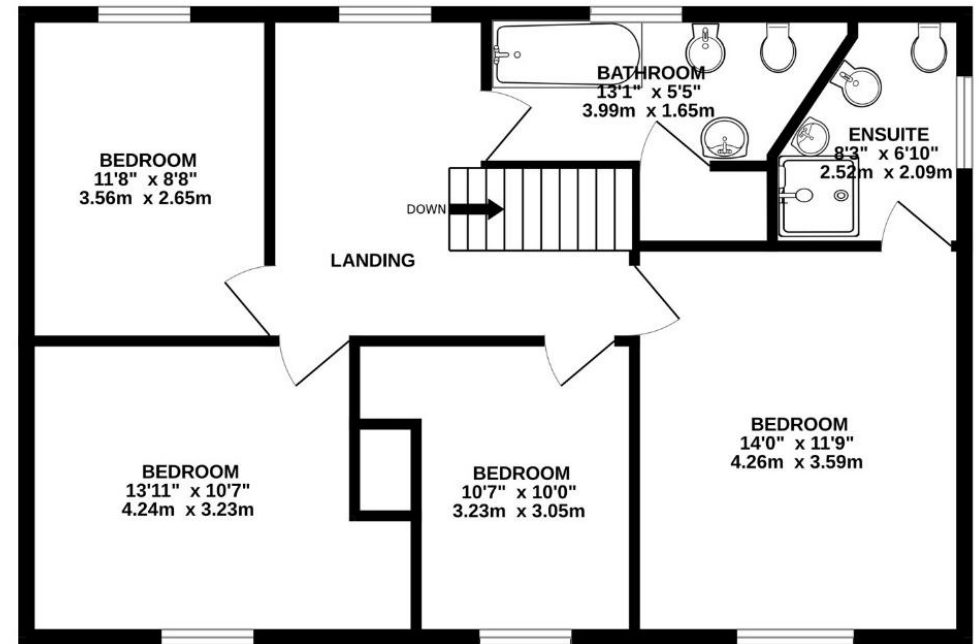
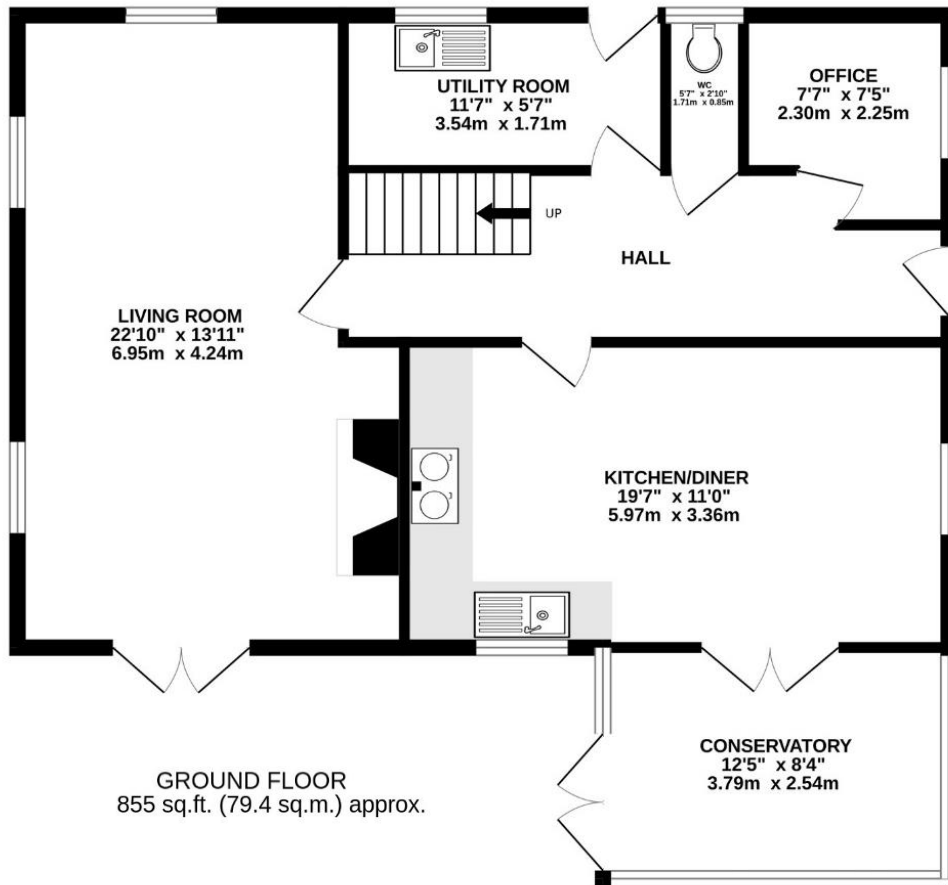
The Property

This highly individual detached house looks to all intents and purposes to be a traditional stone built dwelling. It was however built in the 1990's with a reclaimed stone exterior that not only enhances its visual appeal but requires minimal maintenance.

The property provides at first floor, four bedrooms (with master en-suite), family bathroom and large landing. At ground floor there is an extensive and versatile layout comprising hallway, lounge with fireplace and wood burner, office, utility room, wc, generous kitchen/diner with electric Aga, and conservatory. The windows are uPVC double glazed and an electric boiler part central heating system installed (plumbing in place to fit first floor radiators if required). Reclaimed wood block flooring has been used extensively downstairs complemented by quarry tiled flooring in the kitchen/diner and conservatory.

The house enjoys a sunny southerly aspect overlooking level lawned gardens within which is an outdoor style kitchen/pizza oven for al fresco dining! There is an ample turning and parking area with its own driveway off the Council lane. There is a separate access to the adjoining 1 acre, which was once the mushroom farm. This area is level and comprises eight small sheds which are currently let three months at a time. This area presents itself as being ideal for redevelopment for residential or commercial use, subject to the usual planning approval.





1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.

EPC: D55 **Council Tax Band:** E

Services: Mains electric. Private water – borehole. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers. We are informed that a PV solar panel array feeds in to a tariff helping offset the running cost of the electric Aga and central heating/hot water boiler.

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

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.

Location

The property is located just 1 mile off the A30 Marazion roundabout on the fringe of Penzance. As such, the many and varied amenities of this historic port including a mainline railway station around 3 miles distant. The picturesque and ancient town of Marazion with its iconic St Michael's Mount and the long sandy beach is 3 miles away, and 12 miles along the A394 coast road is the market town of Helston. For those travelling further afield the Cathedral town of Truro is 27 miles up the A30, although closer to hand are the major towns of Redruth and Camborne.

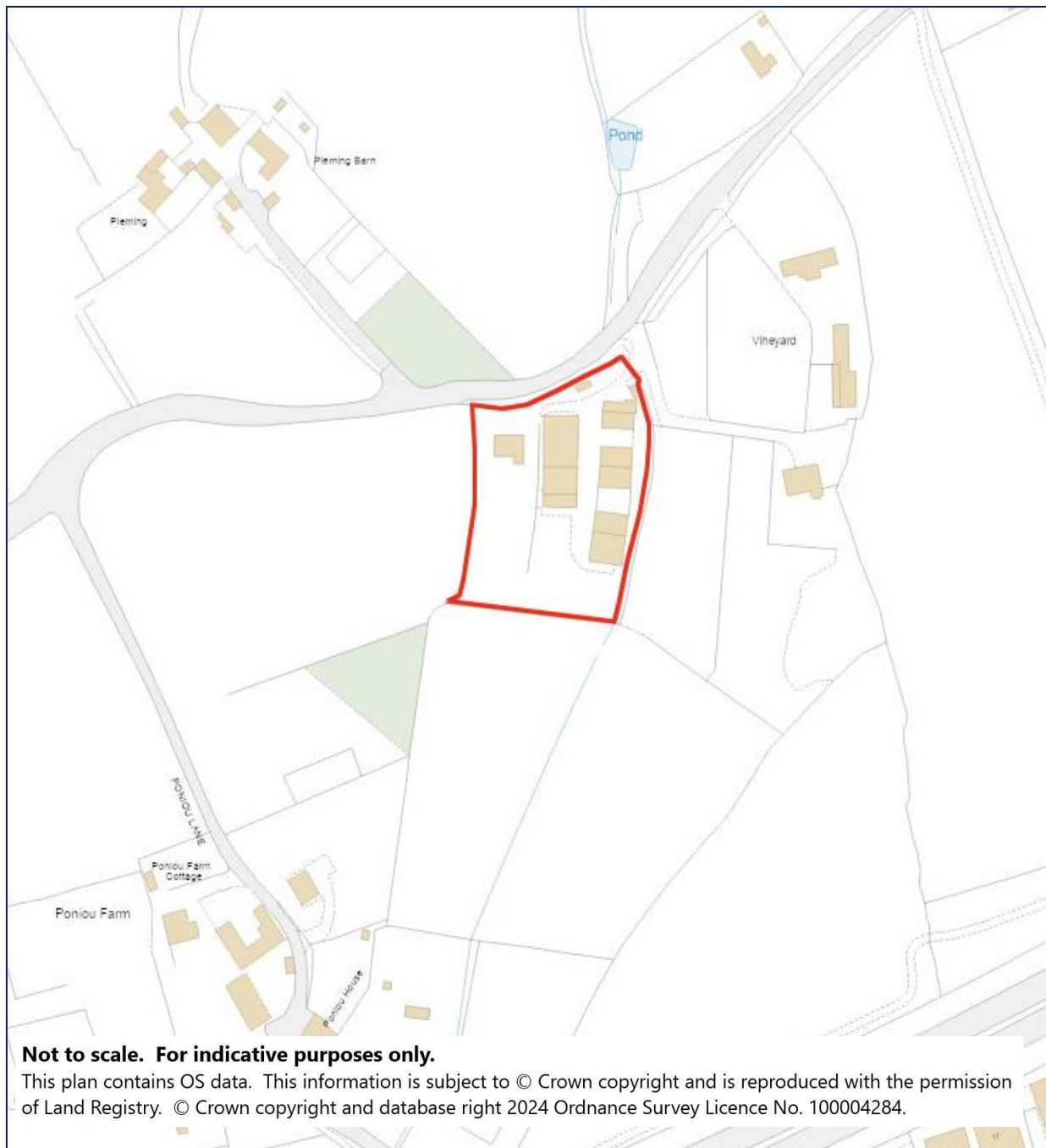
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

Head south down the A30 through St Erth, Canonstown and Crowlas. Shortly after passing through Crowlas and just before the Marazion roundabout turn right signposted Varfell and follow this road through to the T-junction at the end. Here bear left and follow the road for about ½ a mile, whereupon the property for sale will be found on the left hand side.

What3words///headless.mountains.grins





01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892