



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA5960

Offers in excess of £375,000

Long Cliffs,
Perranuthnoe, Penzance, West Cornwall

FREEHOLD



A coastal, redevelopment opportunity to close an estate

Located just above the golden sand beach at Perranuthnoe, an incredibly situated detached 1930's house enjoying sensational uninterrupted views south west over the beach, St Michael's Mount and far out to sea. An exceptional opportunity to create a stunning beachside house above one of Cornwall's most picturesque and sought after coves.





SUMMARY OF ACCOMMODATION

Ground Floor: rear porch, store room, kitchen, dining room, sun room, sitting room.

First Floor: landing, 3 double bedrooms all with far reaching views. Family bathroom.

Outside: parking for 2-3 cars, single garage, workshop, terraced gardens.

Tired and requiring modernisation; buyers should be aware that having failed Stage 1 concrete screening test, the property is considered unmortgageable – An ideal opportunity for a replacement dwelling (subject to gaining all necessary consents). – Therefore for cash buyers only.

DESCRIPTION

- An incredibly rare opportunity to acquire a virtually beachside house for redevelopment in an awe inspiring position facing south west over Perranuthnoe Beach and far out to sea.
- Opportunities to create new coastal houses in such locations are virtually non-existent, viewing unhesitatingly recommended by the vendor's sole agent.
- Detached 1930's house with spacious 3 double bed roomed, 3 reception roomed accommodation with incredible views from both ground and first floors.
- No immediate neighbours. Quiet tranquil position with virtually no passing traffic.
- Located only a few minutes' walk from both the golden sands surfing beach, village amenities (café, pub and shops) and access onto the South West Coastal Footpath.
- Tiered gardens, parking for 2-3 cars, single garage.

LOCATION

Long Cliffs is situated at the very end of Trebarvah Lane just outside the village of Perranuthnoe. The unmade lane from the property is considered a no-through lane however it does lead from the property down to the beach and right into the heart of the village. The village has an historic church and an award winning village inn run by Raymond Blanc trained chef Stuart Eddy.



There are also two cafés, one beside the beach. From the village there is access onto the National Trust owned coastal footpath which leads westward to St Michael's Mount and Penzance and to the spectacularly beautiful rugged coastline to Prussia Cove. Close to the village there is a farm shop offering a range of organic produce. The beach itself is one of Cornwall's most picturesque, with great expanses of golden sands at low tide and is also popular with surfers producing excellent waves in the right conditions.



Marazion, approximately 2 miles distant, has several shops and other amenities adequate for most everyday needs and is directly opposite the National Trust owned St Michael's Mount, one of the most iconic attractions in Cornwall. Marazion also has excellent sandy beaches and Mounts Bay is popular for both sailing and windsurfing. Penzance approximately 5 miles distant is the largest town in West Cornwall and has a wide range of shops, supermarkets, banks, schools etc. It also has a busy port and is on the main Paddington railway line (London approximately 5½ hours). The stunning West Cornwall countryside and rugged coastline offers excellent walking, whilst many sandy beaches and Mounts Bay provide exceptional water based recreational activities including sailing and surfing at St Ives which is approximately 7½ miles away. Other attractions in the area include the Minack cliff top theatre at Porthcurno, St Michael's Mount, Tate St Ives.

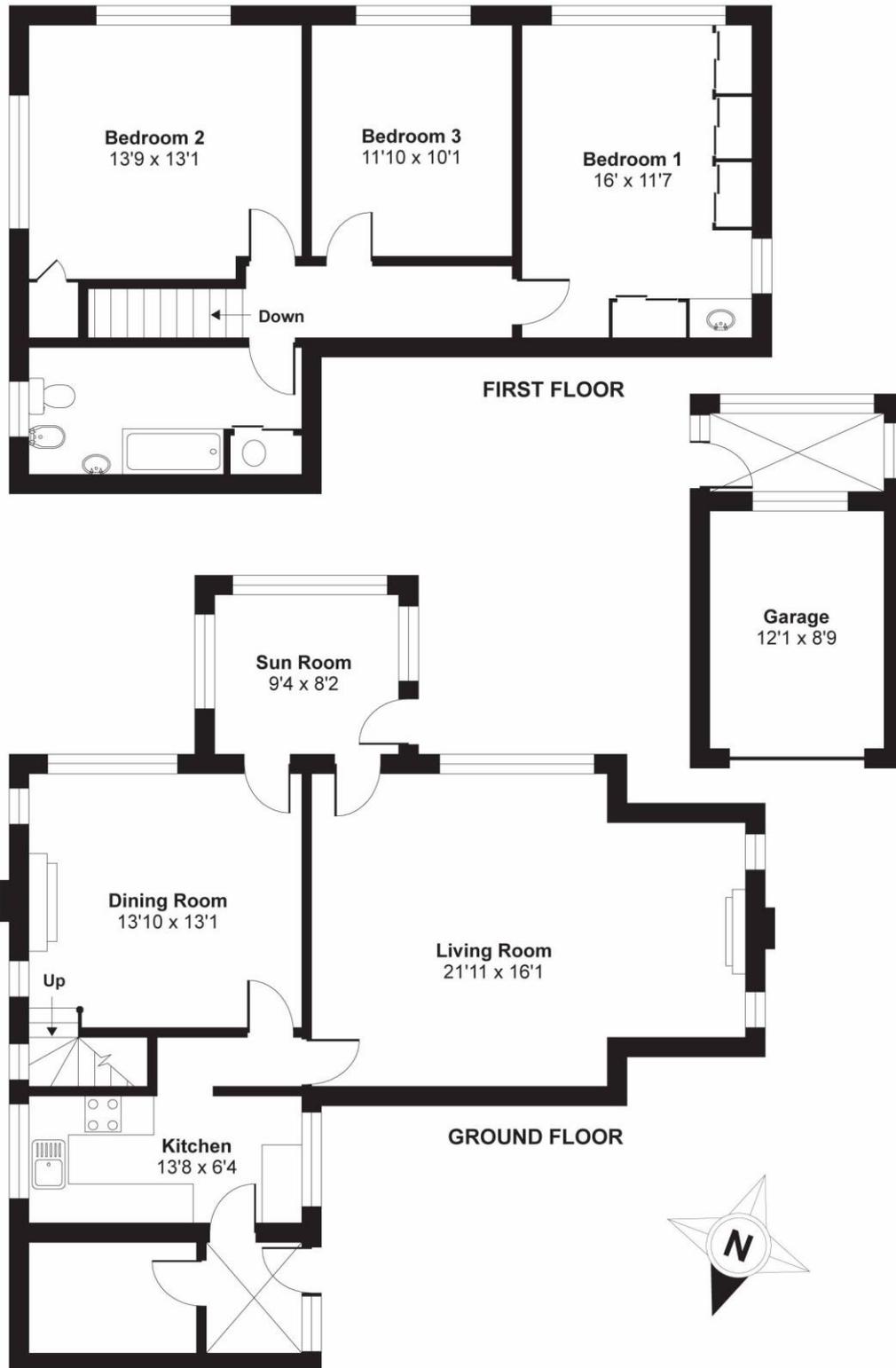




Not to scale – for identification purposes only.

Longcliffs, Perranuthnoe, Penzance

APPROX. GROSS INTERNAL FLOOR AREA 1654 SQ FT (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com

POST CODE – TR20 9NF.

SERVICES – Mains water, mains drainage, mains electricity. For Council Tax see www.mycounciltax.org.uk.

AGENT'S NOTE 1 – A detailed mining report and mining searches can be made available on request from Lillicrap Chilcott.

AGENT'S NOTE 2 – The property failed a Stage 1 Concrete Screening Test. The expected classification is B and therefore considered unmortgageable – therefore cash buyers only (however we understand it may be possible to raise a mortgage against the value of the plot).

DIRECTIONS – Travelling from Helston towards Penzance along the A394, proceed through the village of Rosudgeon and then after 0.4 of a mile turn left down Trebarvah Lane. After ½ a mile this culminates in a farmyard. Bear left through the private access no-through road where an unmade lane leads down to a property called The Fors. Bear left, go around a long right hand turn and Long Cliffs will be found on the left hand side.

AGENT'S NOTE 3 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).

Energy Performance Certificate

Longcliffs, Perranuthnoe, PENZANCE, TR20 9NF

Dwelling type: Detached house	Reference number: 8208-0493-4629-6607-2653
Date of assessment: 01 June 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 01 June 2015	Total floor area: 131 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,920
Over 3 years you could save	£ 4,878

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 279 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; display: inline-block; border: 1px solid #2ECC71;"> You could save £ 4,878 over 3 years </div>
Heating	£ 6,642 over 3 years	£ 2,472 over 3 years	
Hot Water	£ 1,023 over 3 years	£ 291 over 3 years	
Totals	£ 7,920	£ 3,042	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #2ECC71; color: white; padding: 2px;">(92 plus) A</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">B</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">C</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">D</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">E</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">F</td> <td style="background-color: #2ECC71; color: white; padding: 2px;">G</td> </tr> <tr> <td style="font-size: x-x-small;">(81-91)</td> <td style="font-size: x-x-small;">(69-80)</td> <td style="font-size: x-x-small;">(55-68)</td> <td style="font-size: x-x-small;">(39-54)</td> <td style="font-size: x-x-small;">(21-38)</td> <td style="font-size: x-x-small;">(1-20)</td> <td style="font-size: x-x-small;">Net energy efficient - higher running costs</td> </tr> </table>	(92 plus) A	B	C	D	E	F	G	(81-91)	(69-80)	(55-68)	(39-54)	(21-38)	(1-20)	Net energy efficient - higher running costs	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070C0; color: white; padding: 2px;">Current</th> <th style="background-color: #0070C0; color: white; padding: 2px;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em; font-weight: bold;">18</td> <td style="text-align: center; font-size: 2em; font-weight: bold;">74</td> </tr> </table> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	Current	Potential	18	74
(92 plus) A	B	C	D	E	F	G													
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18	74																		

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,347	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 372	✔
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 69	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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