



**Ty-younder, Rafttra
St. Levan, TR19 6JZ**







TY-VOUNDER, RAFTRA, ST. LEVAN, PENZANCE, TR19 6JZ

£365,000 - FREEHOLD

Lovely views over the surrounding countryside from this charming three bedroom, double fronted character cottage, located within a sought after hamlet on the outskirts of St. Levan, with enclosed garden and gravel parking area to front.

*** THREE BEDROOMS * LIVING ROOM * DINING ROOM * KITCHEN ***

*** GROUND FLOOR SHOWER ROOM * FIRST FLOOR CLOAKROOM ***

*** MANY PERIOD FEATURES * GOOD DECORATIVE ORDER ***

*** IDEAL FAMILY OR HOLIDAY HOME * SOUGHT AFTER HAMLET ***

*** ENCLOSED LAWN GARDEN * SMALL DETACHED UTILITY ROOM/WORKSHOP ***

*** GRAVEL PARKING AREA * LOVELY VIEWS OVER SURROUNDING COUNTRYSIDE ***

*** CLOSE TO COASTAL PATH * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC TO BE ASSESSED ***

The property has much charm and character throughout with well proportioned accommodation which would make an ideal family or holiday home. The garden which lays to the front of the property is lawned, offering a good degree of privacy, with access to a detached single storey granite barn ideal for a workshop/utility. To the front of the garden is a gravel parking area. Raftra is a sought after hamlet on the outskirts of St. Levan, close to Sennen and Lands End, and surrounded by open countryside with access to many rural and coastal footpaths. Due to the popularity of Raftra we would recommend an earlier appointment to avoid disappointment.

ENTRANCE PORCH: Built in seat, multi pane door to-

LIVING ROOM 15' 0" x 12' 8" (4.57m x 3.86m) Impressive granite inglenook fireplace with cast iron log burner, beamed ceiling, delabole slate floor, deep window recess, tv point, individually thermostatic controlled radiator. Opening to-

DINING ROOM: 13' 8" x 9' 2" (4.17m x 2.79m) Beamed ceiling, delabole slate flooring, deep windowsill, opening to-

KITCHEN: 15' 0" x 6' 4" (4.57m x 1.93m) (Maximum) Twin butlers sink with cupboards below, fitted wall and base units, solid wood work surface, exposed granite to one wall, quarry tile flooring, built in oven, four ringed hob and extractor hood, deep tiled window recess.

INNER LOBBY: With access to-

SHOWER ROOM: White suite comprising large shower tray with glazed screen, wash hand basin, low level w.c. with concealed cistern, tiled flooring, heated towel rail.

STAIRS FROM DINING AREA TO:

FIRST FLOOR LANDING: Exposed floorboards.

CLOAKROOM: Coloured suite comprising wash hand basin, low level w.c., exposed floorboards.

BEDROOM ONE: 16' 3" x 9' 7" (4.95m x 2.92m) Exposed granite to one wall, lovely open views across surrounding countryside, double aspect room, wall lights, individually thermostatic controlled radiator.

BEDROOM TWO: 14' 0" x 13' 3" (4.27m x 4.04m) Exposed granite chimney breast, exposed floorboards, built in airing cupboard housing hot water cylinder, wall lights, individually thermostatic controlled radiator.

BEDROOM THREE: 11' 0" x 10' 3" (3.35m x 3.12m) Lovely views across open countryside, exposed floorboards.

OUTSIDE: Gardens lay predominantly to the front of the property, being mainly lawned, with a cobbled area leading to-

DETACHED UTILITY ROOM/WORKSHOP: 11' 2" x 7' 3" (3.4m x 2.21m) Stainless steel single drainer sink unit with cupboards below, slate flooring, plumbing for washing machine, exposed timbers.

PARKING: To the front of the property is a gravel parking area.

SERVICES: Mains water, electricity, septic tank drainage.

DIRECTIONS: From Penzance take the A30 towards Lands End, continue through the village of Drift, and then take the next turning left signposted St Buryan. Proceed into the village of St Buryan and continue out to the other side to Porthcurno, at Porthcurno continue straight on past the cricket pitch on your right hand side and just on a sharp right hand bend there is a turning on your left signposted Porthgwarra. Turn left here, proceed for 400-500yds and you will come to an unmade turning on your left hand side, turn left here, this will take you into the hamlet of Raftra, continue along the unmade lane, at the far end you will come a semi circular green in front of you, take the right hand fork and then Ty-vounder will be found just around the bend on your left hand side.

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 1234100)

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.

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01736 360203

Mousehole
01736 731199

Carbis Bay
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Camborne
01209 715672

Hayle
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Lettings
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