



**MAP estate agents**  
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**Crowlas,  
Penzance**

**£195,000  
Freehold**





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## **Property Introduction**

A most spacious three bedroom family home situated in the popular village of Ludgvan.

On the ground floor one will find two reception rooms and the kitchen with three bedrooms and the family bathroom situated upstairs.

The property benefits from uPVC double glazing and is warmed via gas central heating.

With generous gardens to both front and rear and pleasant countryside views, we strongly recommend viewing this home which is being sold with NO FORWARD CHAIN.

## **Location**

Located in the very popular village of Ludgvan which is two and a half miles north west of Penzance. Ludgvan village is split between Church Town and Lower Quarter to the east. There are pleasant rural walks to enjoy and also the beautiful Tremenheere Sculpture Gardens which is a twenty two acre site with exotic and sub-tropical gardens. The landscape there provides the backdrop to contemporary and inspirational art works - a great place to relax and enjoy the surroundings. There is a local Public House, 'The White Hart' which is well regarded and offers a wide selection of ales and a fine dining menu.

A short walk from the property is the award winning Ludgvan School, the community centre and Post Office with a shop.

### **ACCOMMODATION COMPRISES**

uPVC double glazed panel door to:-

#### **ENTRANCE HALL**

Stairs rising to first floor. Smoke alarm. Radiator. Doors off to:-

#### **LIVING ROOM 13' 1" x 10' 7" (3.98m x 3.22m)**

uPVC double glazed window to front. Open fireplace with tiled hearth and surround with wooden mantel over. Telephone point. TV point. Door to:-

**DINING ROOM 12' 2" x 10' 5" (3.71m x 3.17m) maximum measurements**

uPVC double glazed window to rear. Radiator. Cupboard housing 'Glowworm' combination boiler. Cupboard housing immersion tank. Further shelved cupboard.

**KITCHEN 11' 9" x 6' 10" (3.58m x 2.08m)**

Range of base and wall cupboards with roll edge worksurfaces over, incorporating a one and a half bowl stainless steel sink unit with mixer tap. Spaces for cooker and washing machine. Radiator. uPVC double glazed window to rear. uPVC double glazed panel door to rear garden. From entrance hall, stairs rising to:-



**FIRST FLOOR LANDING**

Access to loft space. Smoke alarm. Radiator. Doors to:-

**BEDROOM ONE 12' 7" x 10' 7" (3.83m x 3.22m) maximum measurements**

Two uPVC windows to rear gaining pleasant open countryside views. Cupboard with hanging rail and shelf. Radiator.



**BEDROOM TWO 11' 11" x 10' 9" (3.63m x 3.27m) maximum measurements**

uPVC double glazed window to front. Cupboard with hanging rail and shelf. Radiator.



**BEDROOM THREE 8' 10" x 8' 3" (2.69m x 2.51m)**

uPVC double glazed window to front. Radiator.

**BATHROOM**

Fitted with a white suite comprising bath with electric shower unit over, pedestal wash hand basin and WC. Radiator. Obscure uPVC double glazed window to rear.

**OUTSIDE FRONT**

A shared pathway with the neighbouring property leads to the front garden which is mainly laid to lawn and enclosed by picket fencing.

**REAR GARDEN**

The rear garden is generous and mainly laid to lawn, enclosed by panelled fencing. There is a useful:-



**WORKSHOP/GARDEN STORE 8' 9" x 7' 5" (2.66m x 2.26m)**

Window to side. Pedestrian door to side.

**AGENT'S NOTE**

The Council Tax band for the property is band 'B'.

**SERVICES**

Mains water, electric, drainage and gas.

**DIRECTIONS**

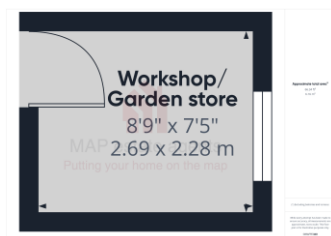
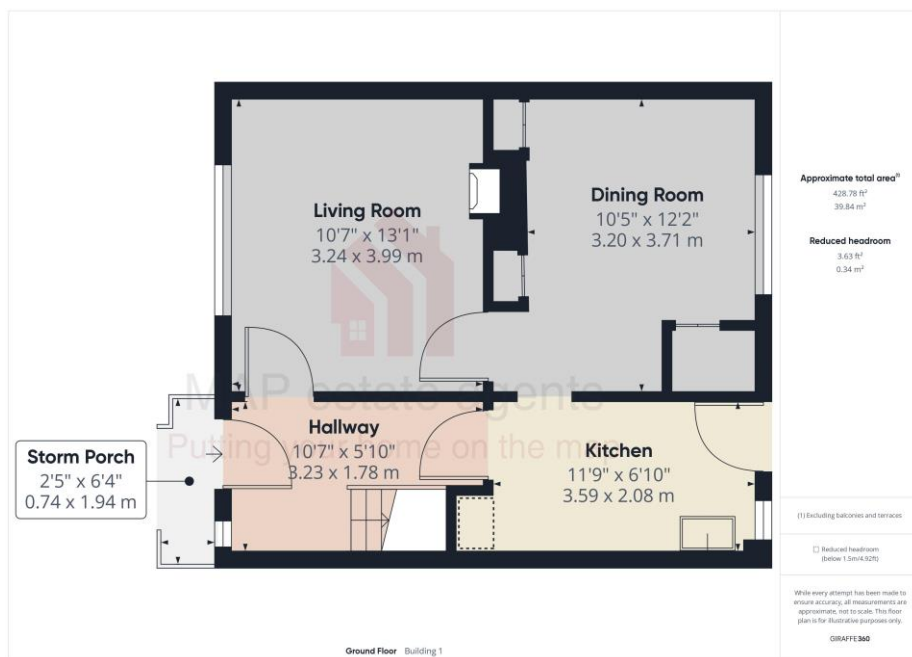
Travelling west on the A30 towards Penzance turn right at Crowlas crossroads towards Ludgvan. Take the second turning right into Carvossa estate. The property will be seen ahead of you. If using what3words strategy.immediate.nuzzled

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Three bedrooms
- Two reception rooms
- Gas central heating and double glazing
- Generous gardens
- Village location
- Offered for sale with no onward chain



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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