



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9344 and LCAA9345

No. 6 £650,000

No. 7 £595,000

6 and 7 Menhyr Close,
Newlyn Road, St Buryan, Penzance, Cornwall, TR19 6FF

FREEHOLD



The first two nearly completed detached 4 bedroomed houses with integral garages and large plots with plentiful parking and level gardens, in a select development of only 10 open market properties on the edge of the well served village of St Buryan. Each of these two houses is of a differing design, No. 6 being approximately 2,443sq.ft. standing in 0.2 of an acre and No. 7 being about 2,056sq.ft. standing in 0.12 of an acre.





SUMMARY OF ACCOMMODATION

NUMBER 6

Ground Floor: reception hall 27'2" x 26' open-plan kitchen/dining/living room, lounge/4th double bedroom, bath/shower room, utility room, large integral garage.

First Floor: landing, principal bedroom en-suite, 2 further double bedrooms, shower room.

NUMBER 7

Ground Floor: reception hall, 28'5" x 19' kitchen/dining/living room, lounge/4th double bedroom, bath/shower room, utility, large integral garage.

First Floor: landing, principal bedroom en-suite, 2 further double bedrooms, bath/shower room.

Outside: each property will have plentiful driveway parking with access to the garage and electric car charging point. Level garden with paved patio.

DESCRIPTION

Menhyr Close is a brand new development of just ten large detached open market houses of differing designs on the outskirts of St Buryan, in general with far reaching countryside views, all within short walking distance of the centre of the village. This very well positioned private Close is being built by a long established and highly reputed local developer who Lillicrap Chilcott have acted for many times before and can vouch for how satisfied the owners of their previous projects are. Menhyr Close will be entirely new build with no shared ownership or housing association properties and will inevitably become a very desirable address.



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St Buryan is well loved by all that live there due to its central location in the south of the West Penwith peninsula with many residents enjoying the numerous nearby footpaths and quiet lanes to walk out to the South West Coast Path as it winds its way over arguably its most dramatic of all the clifftop scenes in Cornwall. Tucked away hidden coves divide towering granite cliffs with local landmarks being Lamorna Cove, Porthcurno, the location of the Minack open air theatre, Land's End and Sennen Cove opening onto Whitesand Bay, a mile wide stretch of golden sand known as one of the best places to surf in the United Kingdom.



St Buryan has a local shop/post office, primary school, inn, church, village hall, sports/recreation ground and a farm shop. About 10 minutes' drive away are the connected towns of Newlyn and Penzance overlooking Mounts Bay. Between them offer a very full range of services including museums, a cinema, many restaurants and cafés, schooling for all ages and local hospital.



GENERAL SPECIFICATION

Air source heat pumps providing underfloor heating to both ground and first floor.

Double glazed windows throughout with triple glazed Velux roof windows.

Electric car charging points, plentiful driveway parking and integral garages.

Kitchens by Symphony Kitchens in powder blue/grey with white quartz worktops including waterfall ends to the islands.

Kitchen appliances are a mix of Neff and Bosch including concealed integrated dishwasher, full height larder fridge and separate full height larder freezer. Two integrated multi functional electric oven/grills per kitchen.

LVT wood effect low maintenance flooring throughout the ground floor in light oak with solid oak open tread staircases and carpeting to the first floor.

Exterior cladding is a composite of hardwood fibres and recycled plastic impregnated to full depth with colour providing a low maintenance finish.

Contemporary bath and showers rooms in white with full height wall tiling, heated towel rails and mirrors with integrated lighting.

6 MENHYR CLOSE

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

RECEPTION HALL – 13'4" x 6'1". Initial lobby then expanding into the reception hall under an 18' high monopitched ceiling with Velux roof window over and two further large windows. Solid oak open tread staircase to the first floor. Doors to the kitchen/dining/living room, bath/shower room and:-



LOUNGE / BEDROOM 4 – 13'3" x 12'9". Windows to two elevations.

KITCHEN / DINING / LIVING ROOM – 27'2" reducing to 17' x 26'. A vast open-plan day living space which is dual aspect including two windows to the west side and a 14' wide set of bifold doors opening to the south garden. Extensively fitted with kitchen units on two sides with island. Appliances as per the specification.



UTILITY ROOM – 9'8" x 5'3". Matching range of units to the kitchen under a marble effect worktop with stainless steel 1½ bowl sink and drainer. Space for washing machine and tumble dryer. Concealed underfloor heating manifolds. Door to:-

INTEGRAL GARAGE – 19'5" x 16'9". Electrically operated up and over door, insulated, plastered and painted like a room of the house, access to loft space, obscured glazed door to the rear.

BATH / SHOWER ROOM – 9'6" x 7'8". Fully tiled walls in pale grey stone effect, corner shower enclosure, double ended bath, wc, wash basin, mirror with integrated light, obscured window, extractor fan, chrome heated towel rail.

FIRST FLOOR

LANDING. Study or reading area with tall window taking in far reaching countryside views. Also lit by the Velux roof window and further windows around the reception hall. Over 11' high ceiling. Doors to:-

BEDROOM 1 – 17'1" x 12'. 11' high ceiling, two Velux roof windows in a monopitched section of ceiling, angled window with a glimpse of the sea. Door to:-

EN-SUITE SHOWER ROOM. Fully tiled walls in marble effect, large shower enclosure, part monopitched ceiling with Velux roof window, extractor fan, concealed cistern wc, wash basin, mirror with integrated lighting, chrome heated towel rail.



BEDROOM 2 – 21'1" x 12' extending to 20'. An interesting angled room with vaulted ceilings, angled topped window with a distant glimpse of the sea and further Velux roof window. Access to the concealed underfloor heating manifolds.



BEDROOM 3 – 15' x 10'2". 11' high ceiling, part monopitched ceiling with Velux roof window and tall angle topped window to the side with some countryside views.

SHOWER ROOM. Curving shower enclosure, chrome heated towel rail, wc, wash basin, part monopitched ceiling with Velux roof window, extractor fan.

7 MENHYR CLOSE



THE ACCOMMODATION
COMPRISES
(all floor plans and dimensions
are approximate)

RECEPTION HALL – 17' x 5'9". Under an angled double height ceiling that extends to 18' at its maximum. Solid oak staircase to the first floor. Doors to the utility room, kitchen/dining/living room, bath/shower room and:-

LOUNGE / BEDROOM 4 – 13'4" x 12'2". Windows to the front.



KITCHEN / DINING / LIVING ROOM – 20'8" extending to 28'5" into kitchen area x 19' 9". A superb triple aspect space with large south facing window, 14' wide bifold doors onto the west facing terrace and garden and two further windows. Slightly recessed large kitchen area with units on three walls extending to a breakfast bar. Appliances as per the specification.

UTILITY ROOM – 9'10" x 5'10". Matching range of units to the kitchen under a marble effect worktop with stainless steel 1½ bowl sink and drainer. Space for washing machine and tumble drier. Concealed underfloor heating manifolds. Door to:-

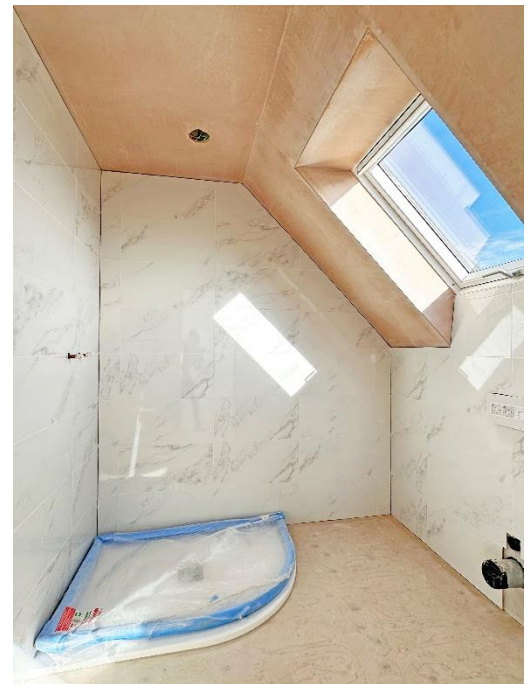
INTEGRAL GARAGE – 20'6" x 11'9". Electrically operated up and over door, obscured glazed door to the rear, insulated, plastered and painted like a room of the house.

BATH / SHOWER ROOM – 9'10" x 6'6". Fully tiled walls in pale grey stone effect, corner shower enclosure, double ended bath, wc, wash basin, mirror with integrated light, obscured window, extractor fan, chrome heated towel rail.

FIRST FLOOR

LANDING. Galleried landing under a 9'6" high ceiling lit by the Velux roof window over the reception hall. Recessed store cupboard with underfloor heating manifold therefore also making this ideal as an airing cupboard. Doors to:-

BEDROOM 1 – 15'1" x 15'. 9'6" high ceiling with canopied sides including two Velux roof windows on each elevation. Additional angled window to the south elevation. Recessed entrance into the room. Door to:-



EN-SUITE SHOWER ROOM – 6'10" x 6'8". Fully tiled walls in light marble effect, part monopitched ceiling with Velux roof window, extractor fan. Curving shower enclosure, concealed cistern wc, wash basin, chrome heated towel rail, mirror with integrated lighting.

BEDROOM 2 – 17' x 15'6". Canopied ceilings on three sides extending to a 9'6" high ceiling above. Five Velux roof windows enjoying interesting views including over countryside and to St Buryan Church.

BEDROOM 3 – 13'8" x 12'2" reducing to 9'3". Interesting ceiling angles with a Velux roof window. Two angled windows on different elevations providing an outlook which will include some countryside views even after other properties are built.



BATH / SHOWER ROOM – 9' x 7'. Fully tiled walls in a light marble effect. Part monopitched ceiling with Velux roof window. Double ended bath, curving shower enclosure, chrome heated towel rail, concealed cistern wc, wash basin, extractor fan, mirror with integrated lighting.

GENERAL INFORMATION

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

POST CODE – TR19 6FF.

SERVICES – Air source heat pump providing underfloor heating to the ground and first floor. Mains electricity and water. Private drainage.

COUNCIL TAX BAND – To be confirmed (see www.mycounciltax.org.uk).

DIRECTIONS – From Penzance continue to follow the A30 west towards Land’s End and after about 3 miles turn left onto the B3283 signed to St Buryan. Upon entering St Buryan drive a little way into the village before taking the first turning on the left hand side onto Newlyn Road. Menhyr Close is the last residential road on the right hand side.

AGENT’S NOTE – 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.

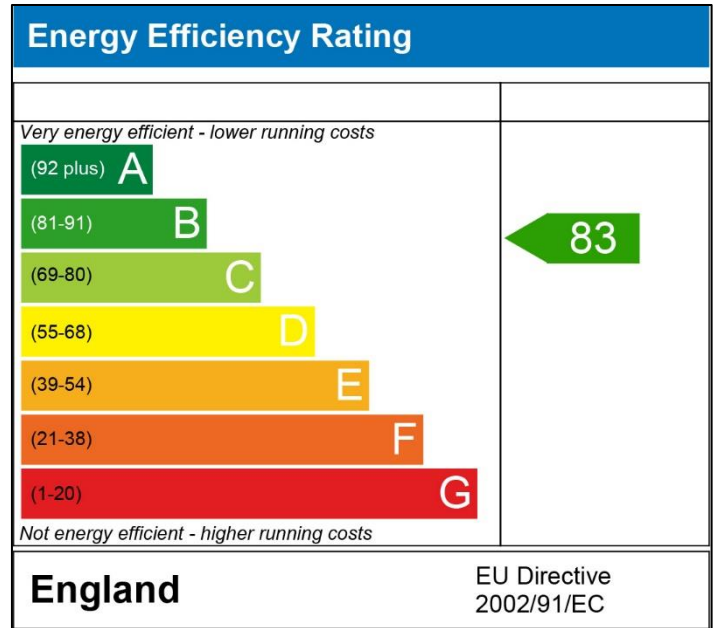
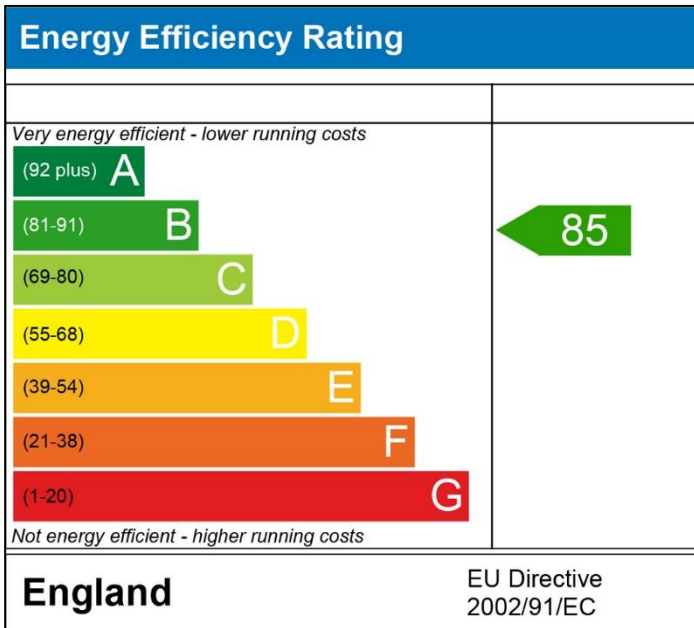
OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

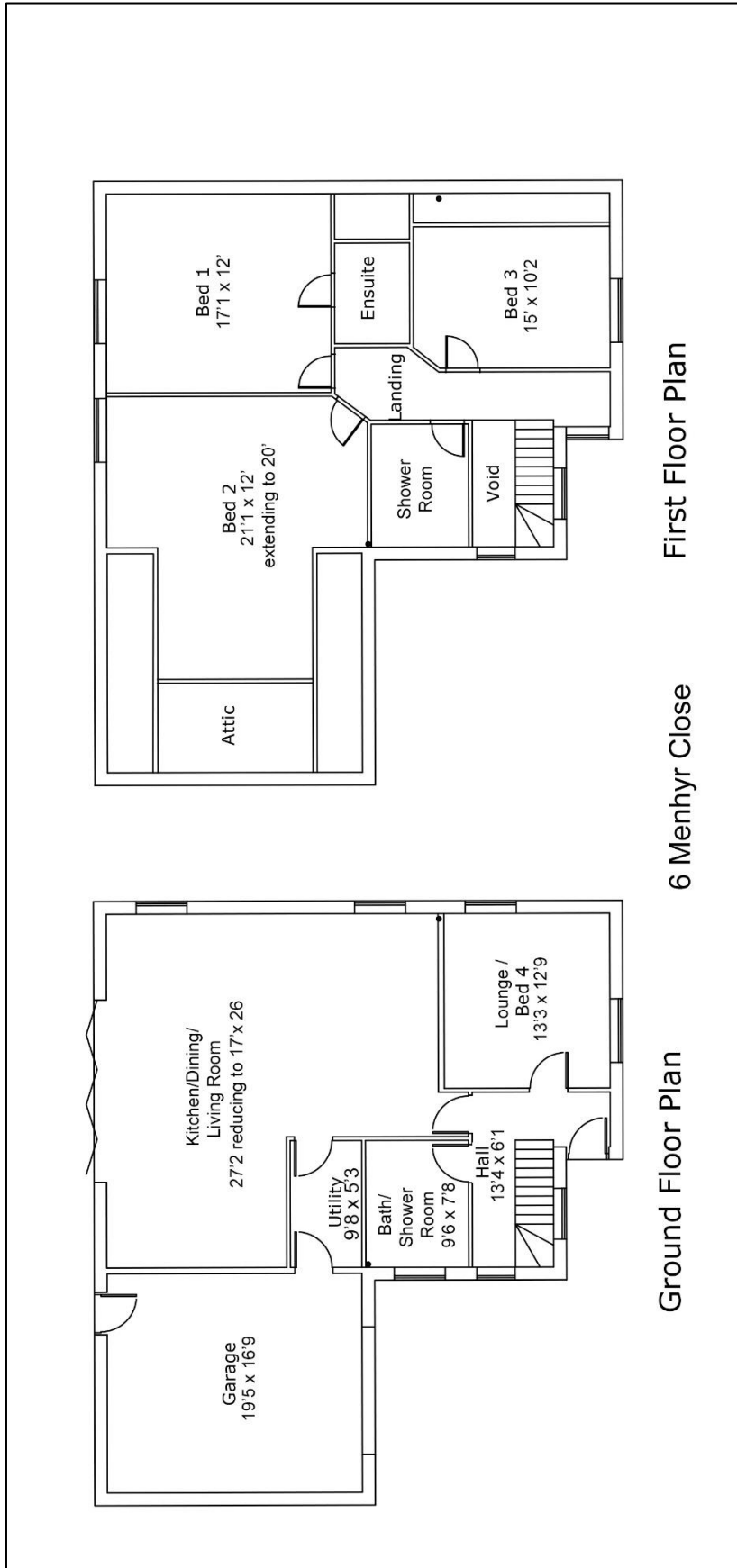
Approved Redress Scheme

6 Menhyr Close

7 Menhyr Close



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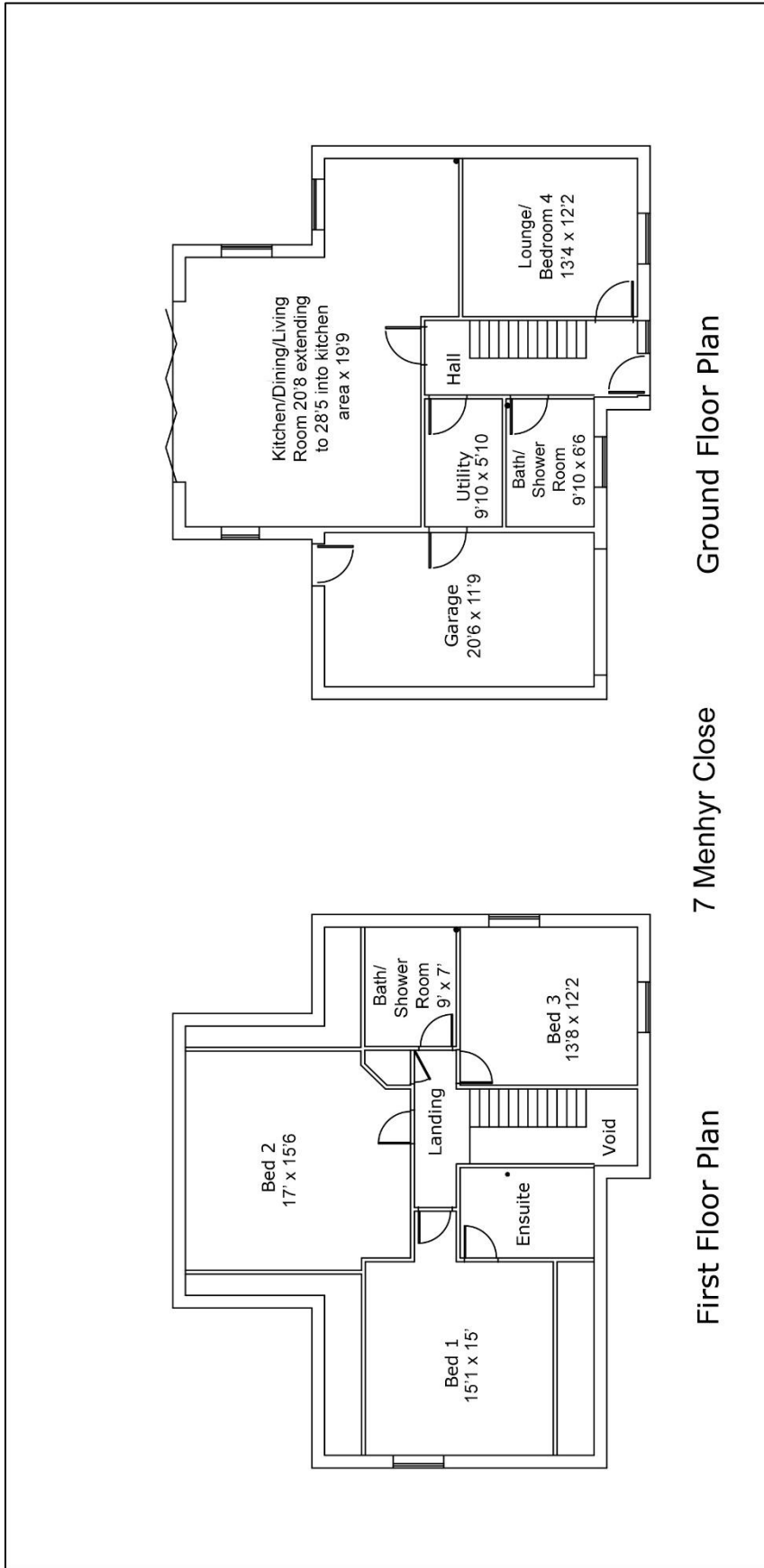


First Floor Plan

6 Menhyr Close

Ground Floor Plan

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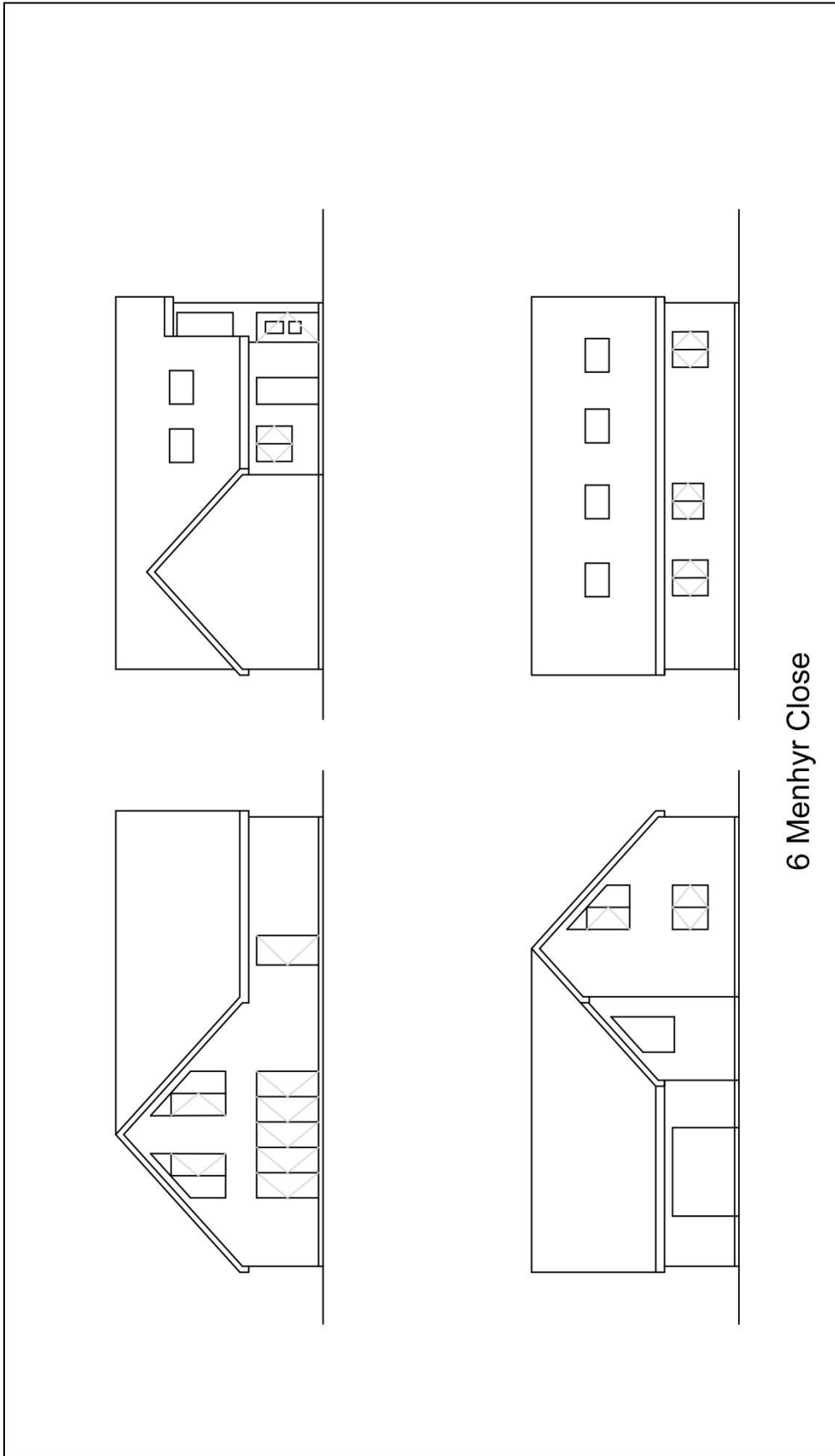


Ground Floor Plan

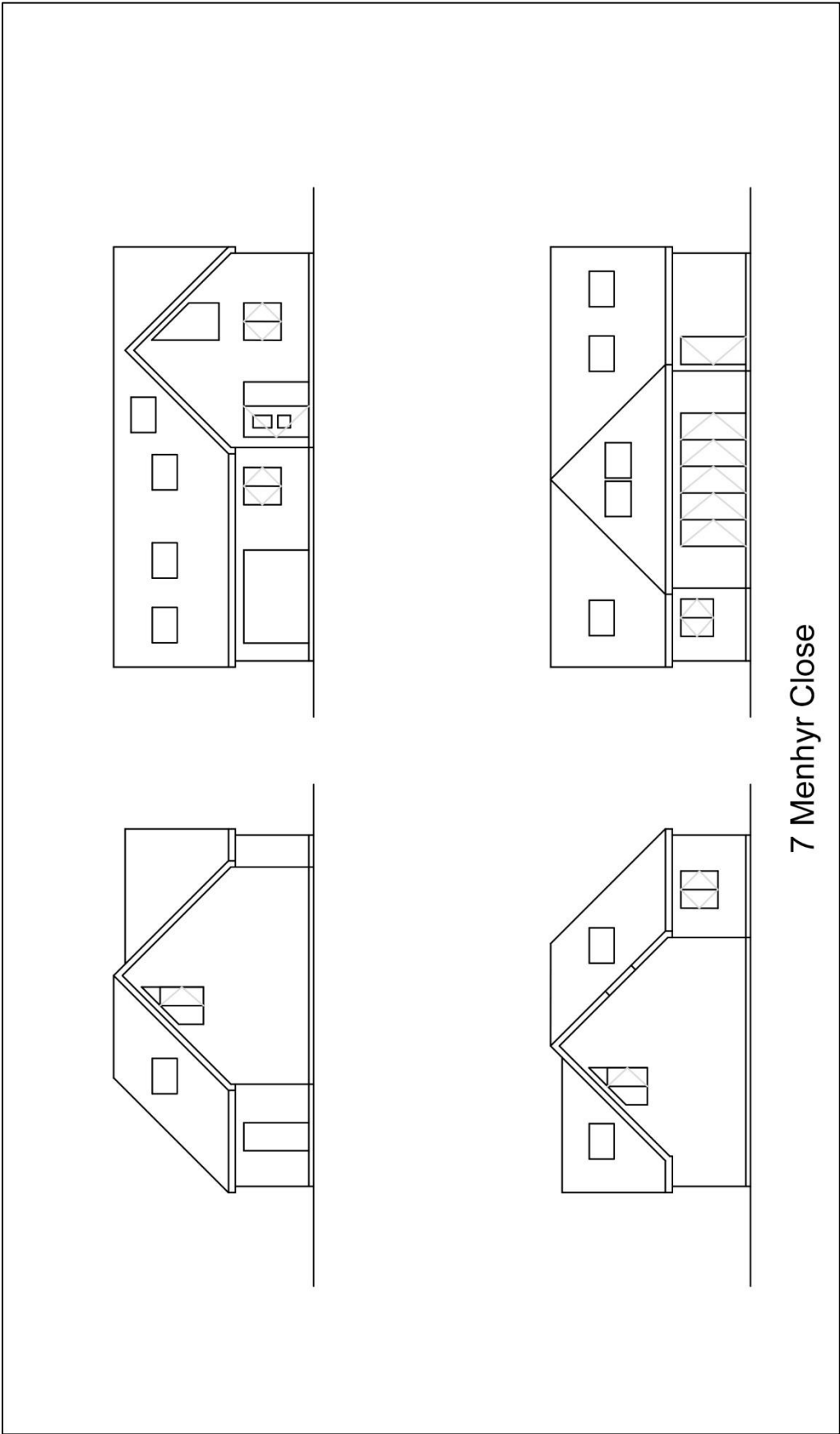
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First Floor Plan

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