



17 Croft Parc, The Lizard, TR12 7PN

£289,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

17 Croft Parc

- SEMI-DETACHED THREE BEDROOM DORMER BUNGALOW
- SEA GLIMPSES
- CUL-DE-SAC LOCATION IN WELL REGARDED AREA
- APPEALING GARDENS TO THE FRONT & REAR
- DRIVEWAY & GARAGE
- LOCATED IN BRITAIN'S MOST SOUTHERLY VILLAGE
- FREEHOLD
- COUNCIL TAX C
- EPC E48

A lovely semi detached three bedroom dormer bungalow with sea glimpses, driveway parking, a garage and appealing gardens to the front and rear.

The property is nicely tucked away within a cul-de-sac, in the well regarded residential area of Croft Parc, just moments from mainland Britain's most southerly village and amenities.

The ground floor features a light and welcoming lounge with attractive wood flooring and a feature glass cube panel which enables light to flow through the property. The kitchen is well equipped with white gloss units and enjoys access to the garden and patio. In addition to a ground floor double bedroom there is a highly versatile dining room / third bedroom with French Doors that lead invitingly out onto the rear patio area.

Upstairs is a very generously sized dual aspect master bedroom which is flooded with light from the skylight and has a lovely outlook beyond neighbouring properties towards the sea and coastline beyond.

Outside there are neat gardens to the front and rear with driveway parking for a number of vehicles and a garage with light and power. A real feature of the property is the lovely enclosed rear garden which enjoys a southerly outlook, sea glimpses and would seem the perfect place in which to sit out and relax. Keen gardeners will enjoy spending time in the large greenhouse which has the added benefit of both electric and water.

The accommodation in brief comprises an entrance porch, lounge, kitchen, dining room / bedroom three, bathroom and two further bedrooms.







The Lizard village is mainland Britain's most Southerly village, a special place jutting out into the sea where the Atlantic Ocean and the English Channel meet, it has been designated as an area of outstanding natural beauty. The village being a short stroll away from the property provides a range of amenities including doctors surgery, butcher, food outlets and a number of well regarded public houses and restaurants. There is a primary school and a comprehensive school can be found in the village of Mullion which is approximately four miles distant. The market town of Helston is approximately 11 miles away with more extensive amenities including national stores and a leisure centre with indoor pool.

Steps to part glazed door to

ENTRANCE PORCH

With stripped wood flooring, coat hanging rail and opening to

LOUNGE 15'5" x 14'7" (narrowing to 10') (4.70m x 4.45m (narrowing to 3.05m))

A light and spacious room with stripped wood flooring, large window to the front aspect, Creda wall mounted electric storage heater, glazed feature block panel to kitchen, wall lights, door to inner hallway and an opening to

KITCHEN 10'11" x 8'5" (plus pantry) (3.33m x 2.57m (plus pantry))

Having a modern fitted kitchen with worktop surfaces incorporating a one and a half bowl ceramic wash hand basin with drainer and mixer tap over, with white gloss cupboards under and wall units over. Spaces are provided for a washing machine, dishwasher, electric cooker (with hood over) and a fridge freezer. Attractive painted wood flooring, spotlight arrangement, part tiling to the walls, useful pantry with storage and hanging rails and a window and glazed door to the rear.

INNER HALLWAY

With wood flooring, opening to staircase and doors off to bedroom two and dining room/bedroom three.

BATHROOM

With white suite comprising a low level W.C., pedestal wash hand basin and a panelled bath with tiled surround, shower rail and a Mira Sport electric shower. Downflow wall heater, obscure glazed window to rear, painted wood flooring and an airing cupboard with slatted shelving housing the hot water cylinder.

BEDROOM TWO 11'6" x 8'9" (inc built-in wardrobe) (3.51m x 2.67m (inc built-in wardrobe))

Double bedroom with painted wood flooring, window to front aspect and under stair storage cupboard with hanging rail.

DINING ROOM / BEDROOM THREE 8'9" x 8'4" (2.67m x 2.54m)

With a sunny outlook and French doors to the rear patio and garden beyond.

A staircase rises and turns to the first floor.

FIRST FLOOR

LANDING

With bespoke bookshelves, door to storage cupboard and a door to

MASTER BEDROOM 19'5" x 15'1" (max measurements) (5.92m x 4.60m (max measurements))

A light and airy generously sized dual aspect double bedroom with attractive wood flooring, skylight and large windows to the front aspect, enjoying a far reaching outlook beyond neighbouring properties towards the sea, coastline and Black Head in the distance.

OUTSIDE

FRONT GARDEN

Neatly enclosed with mature shrubs and plants and a driveway with parking for a number of vehicles that leads on to

GARAGE 15'3" x 7'6" (4.65m x 2.29m)

With up and over door, power, light and a service door to the rear.

REAR GARDEN

Enjoying a sunny outlook, sea glimpses and being partly laid to lawn with established shrubs and areas of patio on which to sit out and relax. The rear garden is neatly enclosed with a large greenhouse that has electric and water, whilst there is an open covered area with a compost bin and a service door to the garage.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE ONE

Our owners advise us that the property had four bedrooms at the time of their purchase. The two upstairs bedrooms were opened out to create the current generous master bedroom but could be reverted back to two bedrooms if desired and subject to any necessary permissions or consents.

COUNCIL TAX

Council Tax Band C.

WHAT3WORDS

villas.burden.doctors

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

DATE DETAILS PREPARED.

13th January 2026.





MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





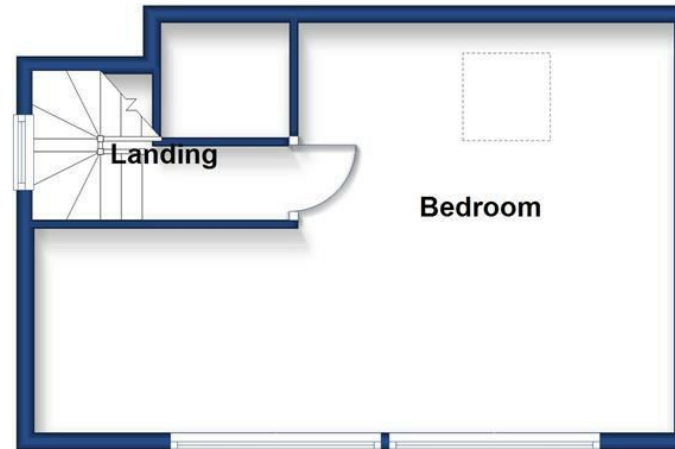
Ground Floor

Approx. 64.6 sq. metres (695.8 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 98.3 sq. metres (1057.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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