



**6 Lanheverne Parc, St Keverne, TR12 6LX**

**£335,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 6 Lanheverne Parc

- REVERSE LEVEL PROPERTY
- THREE BEDROOMS
- RURAL & COASTAL OUTLOOK
- POPULAR VILLAGE LOCATION
- INTEGRAL GARAGE
- GARDEN
- FREEHOLD
- COUNCIL TAX BAND E
- EPC - E54

Presented in good order, both internally and externally, the property offers the basis of a lovely family home in a well regarded residential area of the village. From many points in the property a lovely outlook can be enjoyed, over the top of other properties, towards open countryside and on to the sea with Falmouth Bay in the distance.

The accommodation, in brief, provides an entrance hallway, cloakroom, lounge enjoying the super outlook, separate dining room, kitchen/ diner and utility room. On the ground floor there are three bedrooms, the master of which enjoys an en suite bathroom. There is also a wet room style shower room. To the outside there is a driveway with parking, integral garage whilst to the rear the garden is over two levels and enjoys a nice outlook.





St. Keverne, which is situated on the eastern side of the Lizard Peninsula, has a good range of amenities catering for everyday needs including a post office, doctors' surgery, restaurant, general stores, butchers, two public houses, church, primary school and butcher.

The village is situated within miles of open countryside and the coast is close at hand. The more comprehensive range of amenities of Helston are some ten miles distant and these include national stores, cinema, sports centre with indoor swimming pool.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed door with glazed side panel to

#### ENTRANCE HALLWAY

With stairs descending to the first floor and doors to

#### LOUNGE 17'4" x 11'1" (5.3m x 3.38m)

With stone fireplace and hearth incorporating a built-in LPG living flame gas fire. There is a window to the rear aspect with a super outlook over the top of other properties and onwards to Falmouth Bay. With glazed french doors to

#### DINING ROOM 11'1" x 9'8" (3.39m x 2.97m )

With window to the front aspect and door back to the hallway.







**KITCHEN/DINER 21'8" x 9'10" narrowing to 8'0" (6.62m x 3m narrowing to 2.44m )**

With a beech effect fitted kitchen comprising stone effect worktops that incorporate a sink drainer with mixer tap and Neff gas hob, with tiled splashbacks. There are a mixture of base and drawer units under with wall units over. Window to the front aspect, built-in appliances include a Neff oven and microwave and space is provided for a fridge/freezer. There is tile effect vinyl flooring, a window at the rear aspect to the dining end of the room which enjoys a lovely rural outlook back over the village with Falmouth Bay and the sea in the distance. Built-in storage cupboard with shelves. With door to

**UTILITY ROOM 8'2" x 7'6" (2.5m x 2.3m )**

With spaces provided for a washing machine and tumble dryer. There are two worktops, one of which incorporates a stainless steel sink drainer with mixer tap and tiled splashbacks. Base and wall units. There is a window to the rear aspect, again enjoying a nice outlook with service door to the side of the property and service door back to the garage.

From the hallway, stairs descend to the ground floor.

**HALLWAY**

'L' shaped with three large storage cupboards, one of which houses the immersion heater. With doors to



**MASTER BEDROOM 12'1" x 11'1" max measurements  
(3.7m x 3.4m max measurements )**

With built-in wardrobe with hanging rail and shelf.  
A window to the rear aspect overlooking the garden with open countryside and the sea in the distance. With door to

**EN SUITE**

Comprising corner bath with attractive tiled splashbacks and mixer shower arrangement over, close coupled W.C., pedestal wash hand basin set into a vanity unit with tiled splashback, heated towel rail. Window to the side aspect.

**BEDROOM TWO 12'5" x 9'10" max measurements  
(3.8m x 3m max measurements )**

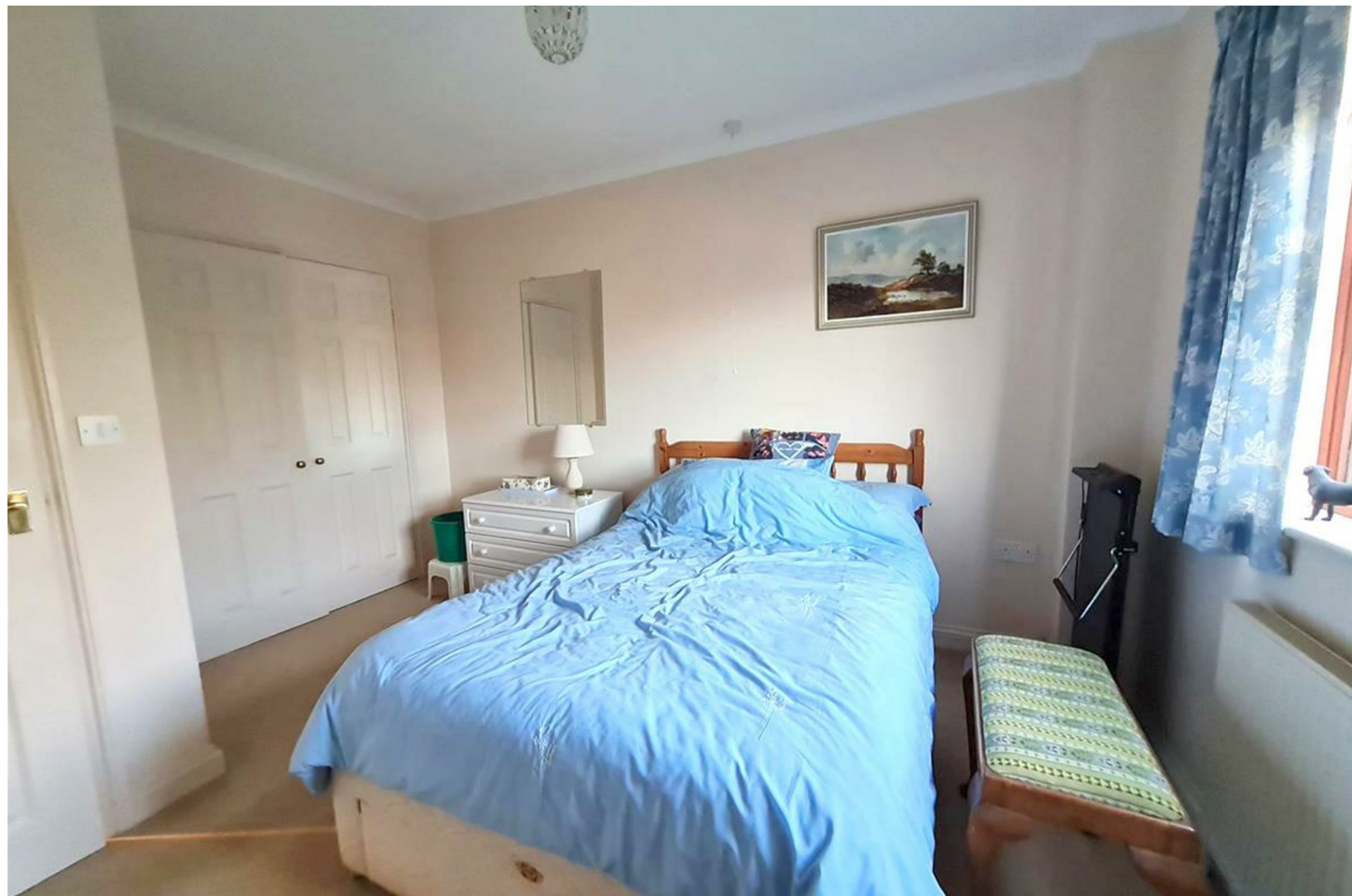
With built-in wardrobes with hanging rail and shelving and a window to the rear aspect overlooking the garden and onwards to open countryside over the top of other properties.

**BEDROOM THREE 12'8" x 9'1" max measurements  
(3.87m x 2.79m max measurements )**

With built-in wardrobe with hanging rail and shelf with a window to the rear aspect enjoying the same view as Bedroom two.

**WET ROOM 9'2" x 5'10" (2.8m x 1.8m )**

With waterproof anti-slip flooring, tiling to the walls, wet room style shower, close coupled W.C., pedestal wash handbasin, shaver socket with light, heated towel rail, extractor, window to the side aspect.







## OUTSIDE

To the outside there is a driveway with parking and an integral garage. To the rear the garden is over two levels and enjoys a nice outlook.

## SERVICES

Mains water, electricity and drainage.

## DIRECTIONS

From Helston take the road to The Lizard and at the roundabout at the end of the Culdrose Airfield turn left signposted St Keverne. Follow this road down into the valley and up to the next mini roundabout and turn right towards St Keverne. Follow this road across Goonhilly Downs and on into St Keverne village. As you enter St Keverne turn left into Doctors Hill, proceed to the bottom of the hill where the property will be found on the right hand side and is identifiable by our for sale board.

what three words- spend subway runner

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## COUNCIL TAX

Council Tax Band E.

## ANTI-MONEY LAUNDERING

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



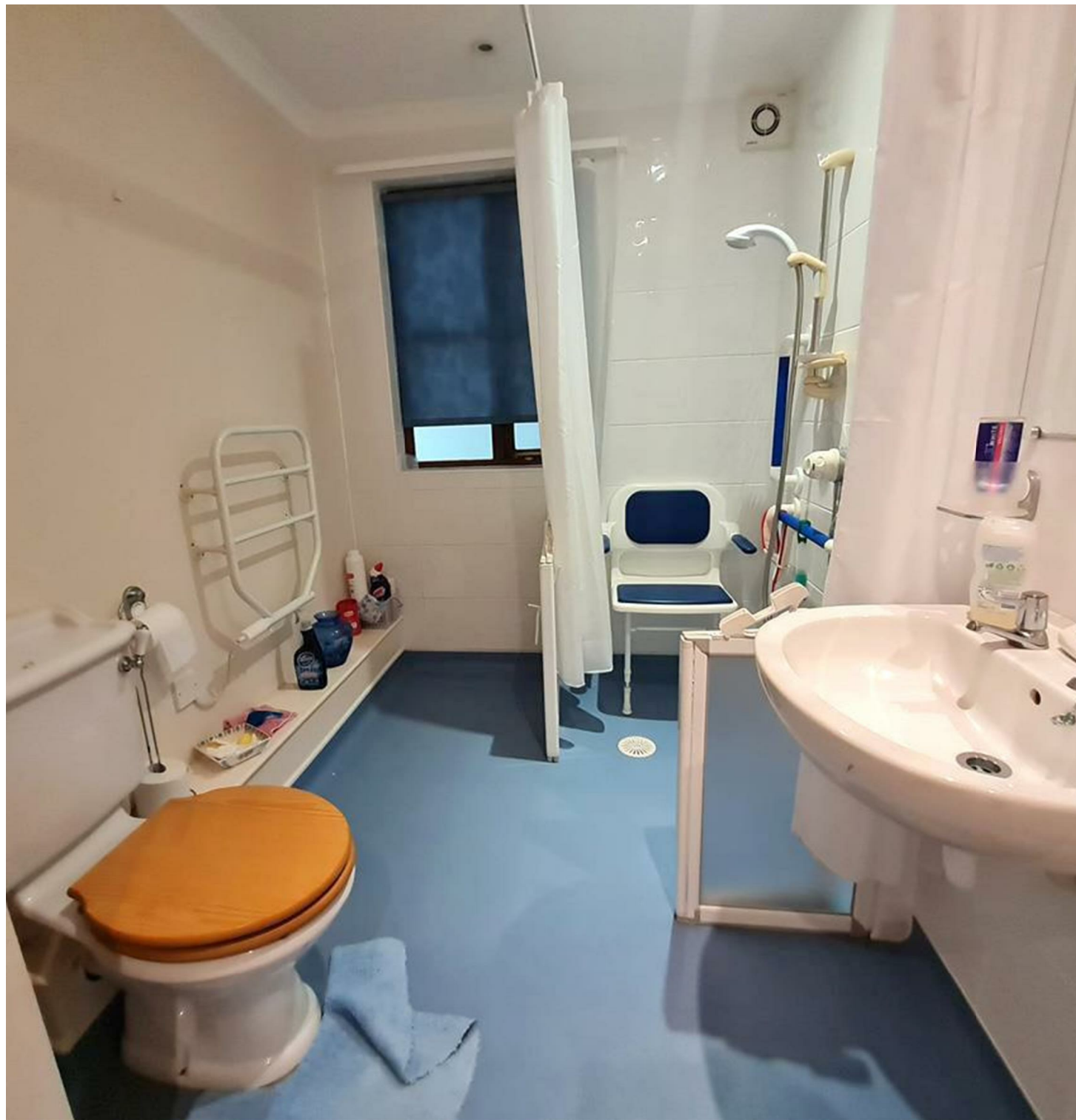


### **PROOF OF FINANCE – PURCHASERS**

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.

### **DATE DETAILS PREPARED**

18th December, 2023.









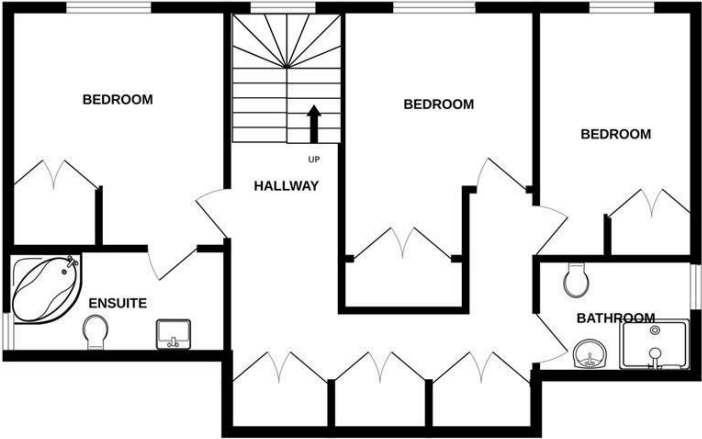




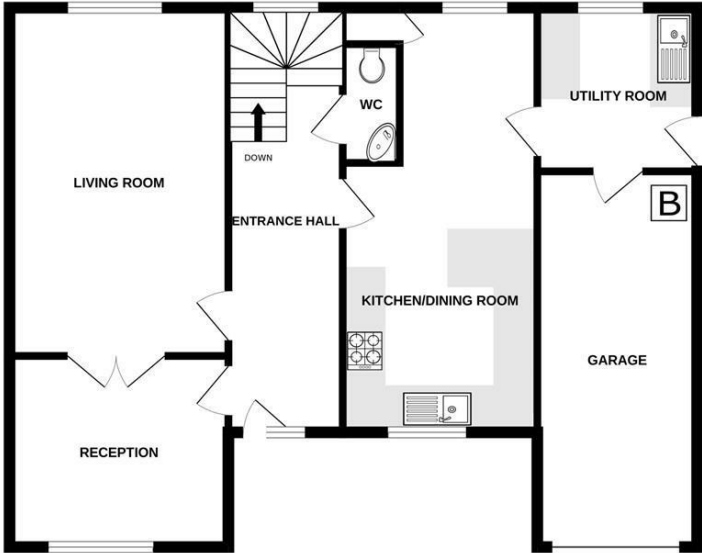




GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.




TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Christophers Estate Agents

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