

## FLAT 3 NANSLADRON HOUSE PENTEWAN

PRICE £99,950



A RARE OPPORTUNITY TO PURCHASE A CHARMING GROUND FLOOR APARTMENT DELIGHTFULLY NESTLED IN THE PICTURESQUE PENTEWAN VALLEY. LOCATED WITHIN A SMALL HOLIDAY COMPLEX WITH IMMEDIATE ACCESS TO THE BEAUTIFUL RIVER WALKS LEADING STRAIGHT TO PENTEWAN BEACH AND THE ENCHANTING KINGS WOOD FOREST. PERFECT FOR A SINGLE PERSON OR COUPLE, THIS PROPERTY OFFERS ACCOMMODATION COMPRISING OF A WELCOMING LOUNGE/KITCHEN AREA, INNER HALL WAY AREA, SHOWER ROOM AND COMFORTABLE DOUBLE BEDROOM. THE PROPERTY FORMS PART OF A SMALL COUNTY HOUSE AND GROUNDS WHICH HAS BEEN THOUGHTFULLY CONVERTED MANY YEARS AGO. FOR THOSE SEEKING A COMPACT AND AFFORDABLE YET IDYLLIC HOME ENJOYING THE BEAUTY OF RURAL LIVING, THIS PROPERTY IS SIMPLY IDEAL.

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



#### The Property

A rare opportunity to purchase a charming ground floor apartment delightfully nestled in the picturesque Pentewan Valley. Located within a small holiday complex with immediate access to the beautiful river walks leading straight to Pentewan Beach and the enchanting Kings Wood forest. Perfect for a single person or couple, this property offers accommodation comprising of a welcoming lounge/kitchen area, inner hall way area, shower room and comfortable double bedroom. The property forms part of a small county house and grounds which has been thoughtfully converted many years ago. For those seeking a compact and affordable yet idyllic home enjoying the beauty of rural living, this property is simply ideal.

Pentewan, a picturesque village in Cornwall, is renowned for its stunning coastal scenery and charming ambiance. Historically a busy harbor town, it's now a peaceful haven that attracts visitors seeking relaxation and natural beauty. The village boasts beautiful sandy beaches and offers easy access to scenic trails, making it a perfect spot for outdoor enthusiasts. Adjacent to Pentewan lies the enchanting Kings Wood, a sprawling ancient woodland filled with lush greenery and rich wildlife. This idyllic forest is a haven for walkers, cyclists, and nature lovers, providing a serene escape into the heart of nature with its winding paths and breathtaking views. Together, Pentewan and Kings Wood encapsulate the tranquil beauty and rustic charm that Cornwall is celebrated for.

#### Room Descriptions

##### Living Room/Kitchen

11' 3" x 12' 10" (3.43m x 3.91m) Step into this inviting living space through a charming Upvc stable door, flanked by windows on either side, leading you into the spacious living room/kitchen area. This delightful bay adds an extra 4'4" of depth and 10'6" of width, providing a sense of openness and comfort. Stay cozy with the modern electric radiator and enjoy the convenience of the built-in oven and microwave. The well-equipped kitchen boasts a ceramic hob unit, an extractor above a range of fitted kitchen units, and ample space and plumbing for a washing machine and fridge. The elegant oak door leads to the rear hallway, enhancing the home's charm. The kitchen is completed with a sink unit featuring a stylish mixer tap.

##### Rear Hall

10' 3" x 6' 6" (3.12m x 1.98m) This space offers excellent storage facilities with high-level storage areas, ensuring ample space to keep your belongings organized. The charming small staircase leads to the cozy bedroom, adding a touch of character to the layout. A door provides access to the main entrance hall, enhancing the property's convenience. Additionally, the home is equipped with an RCD electric unit, ensuring modern electrical safety and functionality.

##### Shower room

6' 3" x 7' 2" (1.91m x 2.18m) Enjoy modern amenities in the elegant bathroom, featuring a stylish corner shower unit with a Triton electric shower, a concealed cistern W.C., and a vanity basin with convenient storage below. The fully tiled walls add a touch of sophistication, while the electric towel radiator and downflow electric heater ensure comfort and warmth. This well-appointed space combines practicality and contemporary design for your utmost convenience and enjoyment.

##### Bedroom

13' 2" x 11' 2" (4.01m x 3.40m) The bedroom is bright and welcoming with a UPVC window offering a lovely front-facing view. To ensure comfort, the room is equipped with an electric radiator.

##### Outside

This property boasts the convenience of an allocated parking space at the front of the main building, ensuring you always have a spot for your vehicle. Additionally, at the rear, you'll find beautifully maintained communal gardens, perfect for relaxing and enjoying the serene surroundings.