1, Furze Croft

1, Furze Croft

Nancledra, Penzance, TR20 8BB

St.Ives 3 Miles, Penzance 4 Miles, Hayle 6 Miles

A beautifully presented modern four bedroom family home situated in the highly desirable village of Nancledra, a short distance to St Ives and Penzance.

- Modern Family Home
- 2 En-suite Shower Rooms
- Rural Location
- Integral Garage
- Freehold
- 4 Bedrooms
- Gardens
- No Through Road
- Parking
- Council Tax Band D

Guide Price £510,000

SITUATION

Delightfully situated on the outskirts of the small rural village of Nancledra, Furze Croft enjoys a wonderfully tucked-away position whilst remaining conveniently placed for exploring the wider West Cornwall area. Surrounded by attractive countryside, the property provides an appealing balance of rural tranquillity and accessibility, with the coast, beaches and a choice of towns and villages all within easy reach.

To the north lies the renowned coastline around St Ives, with a wonderful selection of beaches, each offering its own distinct character. Porthmeor Beach, backed by the world-famous Tate St Ives and facing the Atlantic, is particularly popular with surfers, whilst the sheltered beaches along St Ives Bay are ideal for families. The coastline provides an excellent choice of water sports, scenic coastal walks and opportunities to enjoy the exceptional natural beauty for which this part of Cornwall is renowned. The challenging West Cornwall Golf Club, overlooking the Hayle Estuary, is also less than a mile away.

To the south, a range of towns and villages provide everyday amenities and further opportunities for leisure and recreation. The historic town of Marazion enjoys an enviable position overlooking Mounts Bay and St Michael's Mount, whilst nearby Penzance provides an extensive range of shops, restaurants and other amenities, together with the mainline railway service to London Paddington.

With its peaceful rural setting, proximity to the coast and beaches, and excellent access to St Ives, Marazion and Penzance, Furze Croft is particularly well placed for enjoying the very best of West Cornwall.

THE PROPERTY

Furze Croft is a particularly appealing modern family home, thoughtfully arranged over three floors to provide generous and versatile accommodation, with a light, spacious feel throughout. The property has been finished in a contemporary style, creating a comfortable and practical home ideally suited to modern family living, whilst its elevated position allows the countryside surroundings to be enjoyed from a number of rooms.

The ground floor provides an excellent degree of flexibility, with a spacious double bedroom complemented by a well-appointed en-suite shower room, making this level ideal for guests, older family members or those seeking additional private accommodation. A useful utility room provides practical household space, whilst the large integral garage/workshop offers considerable versatility for parking, storage, hobbies or home working.

The principal living accommodation is situated on the first floor and benefits from an abundance of natural light. The impressive dual-aspect living room is particularly attractive, with far-reaching views across the surrounding valley and countryside to the front, while to the rear, patio doors open directly onto the private garden and patio, creating an easy connection between the indoor and outdoor spaces. The modern kitchen is well equipped with an attractive Shaker-style range of base and eye-level units, complemented by a picture window and further doors opening onto the rear patio. The arrangement creates a sociable and practical space, ideal for everyday family life and entertaining.

The second floor is dedicated to the bedroom accommodation, comprising two further well-proportioned double bedrooms. The superbly appointed principal bedroom enjoys the benefit of its own en-suite facilities, providing a comfortable and private retreat, while a contemporary family bathroom serves the remaining accommodation.

Overall, the property offers a well-balanced combination of modern, spacious accommodation, excellent flexibility and an attractive rural setting. The three-storey layout makes particularly good use of the available space, while the views across the surrounding countryside and valley add a pleasing sense of openness and connection with the landscape.

OUTSIDE

To the front is a well-manicured lawn bordered with plants leading to the front door with ample parking available with an off road gravelled area. Wooden stairs rise from the side to access the rear lawn.

To the rear is a beautiful garden mainly laid to lawn with raised planting beds and rear access. Patio doors access the dining room and living room.

SERVICES

Mains Electricity & Drainage.
Private water
Electric Air Source Heat Pump

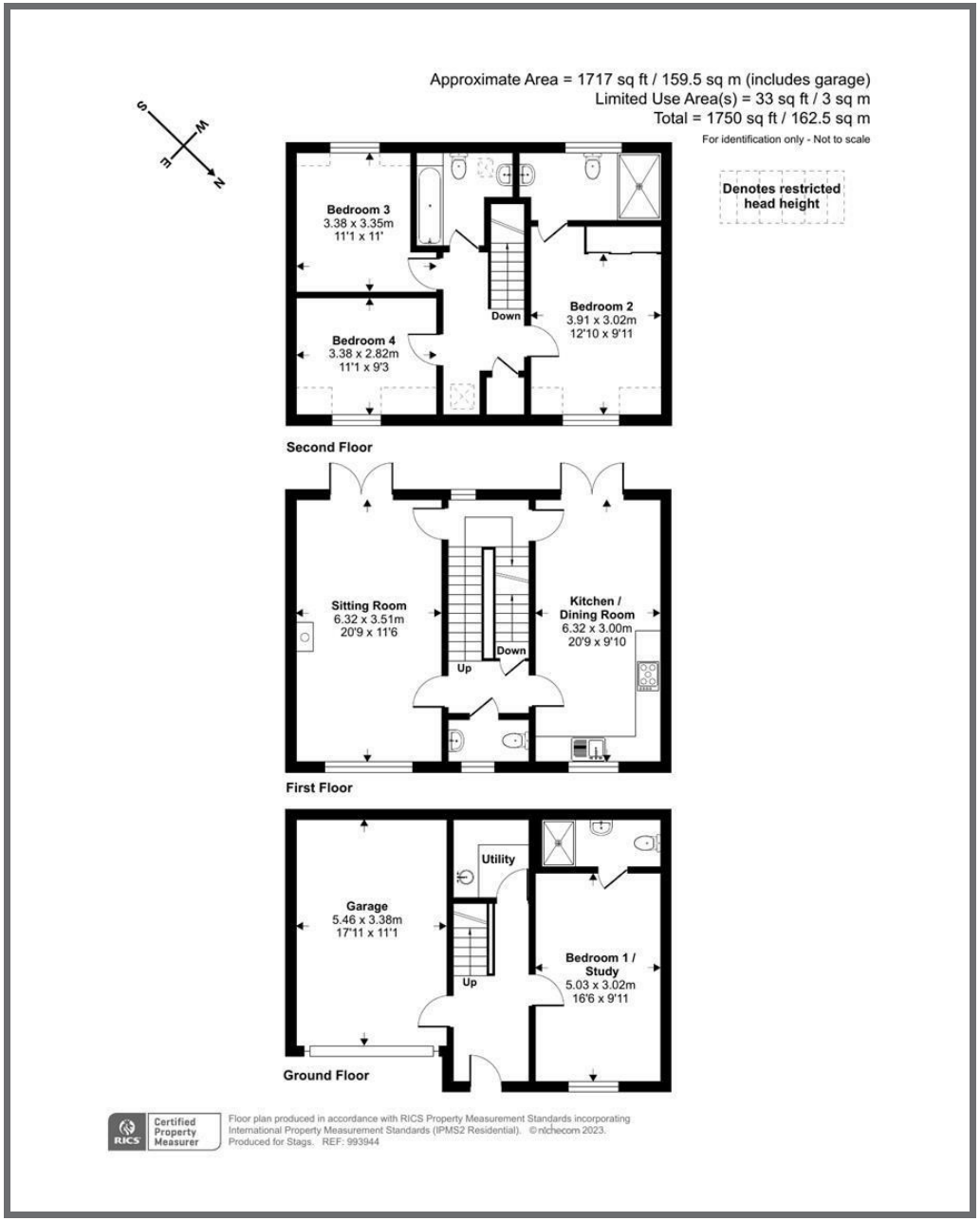
VIEWINGS

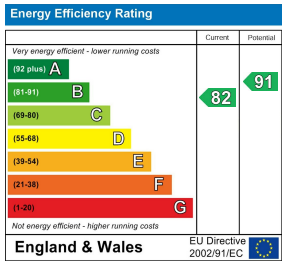
Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

DIRECTIONS

Leaving St.Ives, head towards Penzance on the B3311 and continue for around three miles until you enter the village of Nancledra.
Once in the village you will cross a small bridge, take the right-hand turn signed Georgia, Furze Croft will be evident on your left-hand side a short distance along this road.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





61 Lemon Street, Truro,
Cornwall, TR1 2PE

westcornwall@stags.co.uk

01736 223222