

# MY PLACE

ESTATE AGENTS



**Lamorna**  
*Guide Price £695,000*



# LAMORNA

## Detached Seaside Delight!

A delightful detached property with a pretty bay fronted façade and pretty symmetry, conveniently situated at the end of Tintagel Terrace in a really visible position, boasting fabulous living space, an easy maintenance garden and off-road parking for one car. With lovely sea views, the decked terrace at the front is an idyllic spot for sitting out to enjoy the fabulous outlook!

The deceptive and versatile accommodation features a kitchen/breakfast room adjoining the generous and private living space, with three further reception rooms and a shower room to the ground floor. A spacious landing leads to four bedrooms, all double in size and featuring en-suites, making this perfect for modern family living and offering potential income from holiday letting too.

## FEATURES

- Detached Dormer Style House
- Four Double Bedrooms with En-Suites
- Kitchen/Breakfast Room
- Four Reception Rooms
- Separate Shower Room
- Courtyard Garden
- Parking for One Car
- Sea Views
- No Chain\*
- EPC - D

\*The property is being sold with no upward chain, however, due to the property being currently tenanted, the earliest date for occupancy is 16th February 2021.

**Step inside:** the welcoming entrance hall from the front terrace where you will find two charming sitting rooms located either side, where light beams through the bay windows. Spacious and versatile rooms ideal as a family room, further bedroom or even an office for those working from home. A timber fire surround lends some character and provides a focal point to the sitting room on the left-hand side and leads into the light and airy open plan kitchen.

The kitchen is a generous size with an oil-fired Rayburn in the red brick chimney breast, with a row of base units along one wall, in a cream shaker style with chunky oak worktops. Extending to the rear of the property, there are a further range of matching base and wall units with worktops. For cooking, there is a double oven set at eye level and a ceramic hob. A large window looks over the side of the property where there is a paved area which can be used for parking. The lounge, benefitting from an open plan conservatory extension, leads off the kitchen and is currently used as a living room, but could be another dining room if you want it to be.

The sunny garden features tiered levels and is low maintenance with chunky paving slabs and timber fencing to one side and a rendered painted wall to the other. From here, a gate providing shared access to this and the neighbouring property provides access to the parking area.

A further reception room is accessible from both the lounge and the sitting room, located to the front of the property on the right hand-side and is equipped with a shower so this offers further potential. Although there is a downstairs shower room adjoining this too.

Climb the wooden staircase to the first-floor landing, where there is plenty of space for a display cabinet or dresser for displaying personal possessions. The four bedrooms equally situated on this floor are all double in size, and benefit from their own en-suites, which are smart and contemporary with crisp white sanitary ware, and the two front bedrooms enjoy wonderful sea views too. The remaining two bedrooms are positioned to the rear and overlook the garden. On the right is the third bedroom and bedroom four on the left features both an en-suite bathroom and Juliette balcony, which is a real bonus!

**Step outside:** into the rear garden. A paved and easy maintenance garden, cleverly designed in tiered levels offering plenty of space for garden furniture and where you can sit and relax in the sunshine, glass in hand. There's a raised decking area at the rear of the garden too, offering a further seating area so there's outdoor space to please everyone. To the side is a gate, providing shared access for this property and the property next door, leading to the parking area.

Alternatively, step onto the decked terrace at the front of the property and sit and relax with your favourite tippie whilst soaking up the sunshine and those wonderful sea views from dusk to dawn.

Please note: due to Covid-19 limitations the selection of interior photographs used reflects the property's appearance prior to the current tenancy.

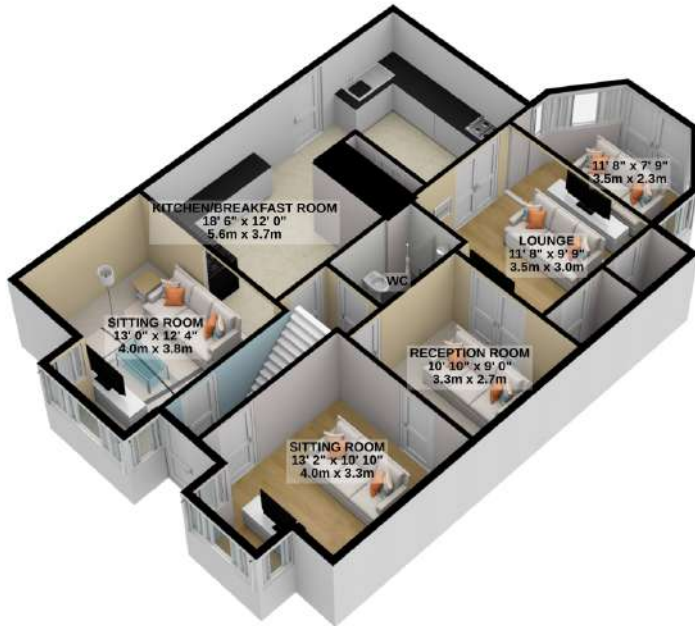
**My Place think:** this rare gem is a superb opportunity for those seeking a spacious coastal family or holiday home, offering flexible living space and situated in a stunning location, with an easy maintenance garden so you can sit back, and relax whilst and enjoy breathing in the fresh sea breeze. With a parking space for one car, which is a godsend, and all the splendid wonders of Port Isaac's amenities and it's picturesque harbourside on the doorstep, you won't want to go anywhere else! What do you think?







Come and view my interactive floorplan at:  
<http://content.metropix.com/px/13780314>



GROUND FLOOR  
APPROX. FLOOR  
AREA 928 SQ. FT.  
(86.2 SQ. M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 804 SQ. FT.  
(74.7 SQ. M.)

TOTAL APPROX. FLOOR AREA  
1732 SQ. FT. (160.9 SQ. M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of property. Measurements are approximate. Not to Scale. Made with Metropix ©2020

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