

# 1 Croft Parc

## The Lizard, TR12 7PN











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Situated in the charming and well established Croft Parc, this delightful detached bungalow presents a unique opportunity for those seeking a renovation project in a picturesque setting. With three spacious bedrooms, this property is perfect for families or individuals looking to create their dream home. The bungalow is situated in a well-established residential area, providing a sense of community and tranquillity. The bungalow benefits from planning permission in place, to extend the current bungalow. One of the standout features of this property is its stunning coastal and countryside views, which can be enjoyed from various vantage points within the home. Located just a stone's throw away from the quaint village of The Lizard, residents will benefit from easy access to local amenities, shops, and delightful eateries. The village is known for its rich history and stunning landscapes, making it an ideal place for those who appreciate the great outdoors. While the bungalow requires some renovation, it offers wonderful potential for those with a vision. With the right touch, this property could be transformed into a stunning coastal retreat that reflects your personal style and preferences. In summary, this three-bedroom detached bungalow in Croft Parc is a rare find, combining a desirable location with the opportunity to create a bespoke living space. Whether you are looking to invest in a project or seeking a peaceful home in a beautiful area, this property is well worth considering.



The Mather Partnership, Offices in Helston & Hayle

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**Guide price - £250,000**

### **Location**

The most southerly village in Britain, The Lizard offers a wide range of day to day facilities to include a primary school, butchers and public house as well as a comprehensive range of shops and eateries, also within catchment for the extremely well regarded Mullion Secondary School which has been commended in the national press.

Standing proud in the sea, The Lizard Peninsula presents a rugged face to the elements, yet paradoxically the climate is probably one of the warmest in Britain and home to rare and endangered plants as well as the unique metamorphic Serpentine rock that it is famous for; here the air is crisp, clear and unpolluted by industry. With The Lizard as a base one is perfectly placed to access all of the delights that South West Cornwall has to offer from stunning coastal walks along the dramatic cliffs of the Lizard Point to the beautiful nearby beaches including Coverack with it's crystal clear waters, the iconic Kynance Cove and traditional fisherman's cove at Cadgwith. Wider facilities are on offer in nearby Mullion and Helston with Helston offering two major supermarkets as well as a range of schooling options.

### **Accommodation**

Entrance hall  
Lounge kitchen dining room  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom

### **Parking**

Covered car port to the front elevation of the property, and off road parking for two vehicles in the rear garden.

### **Outside**

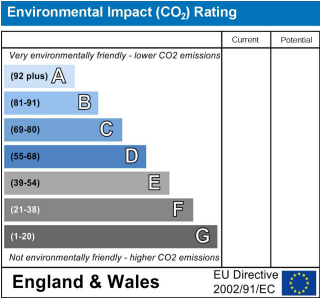
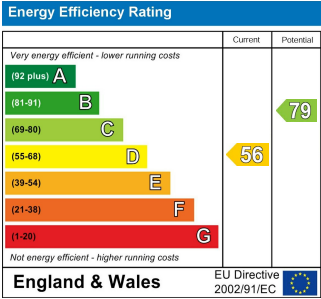
The bungalow occupies a good size plot with generous gardens to the front, side and rear. Chiefly laid to lawn with stone wall boundaries.

### **Services**

Mains water, electricity and drainage. Freehold tenure.









## Agents Note

### Planning Information

The property benefits from planning permissions for an extension to the current bungalow, details of which can be found on the Cornwall council planning portal under reference number PA23/03138. Our clients submitted a planning application for a detached dwelling in the garden, details of which can be found on the planning portal under reference number PA24/00802.

### Council Tax Band- C

### What3Words

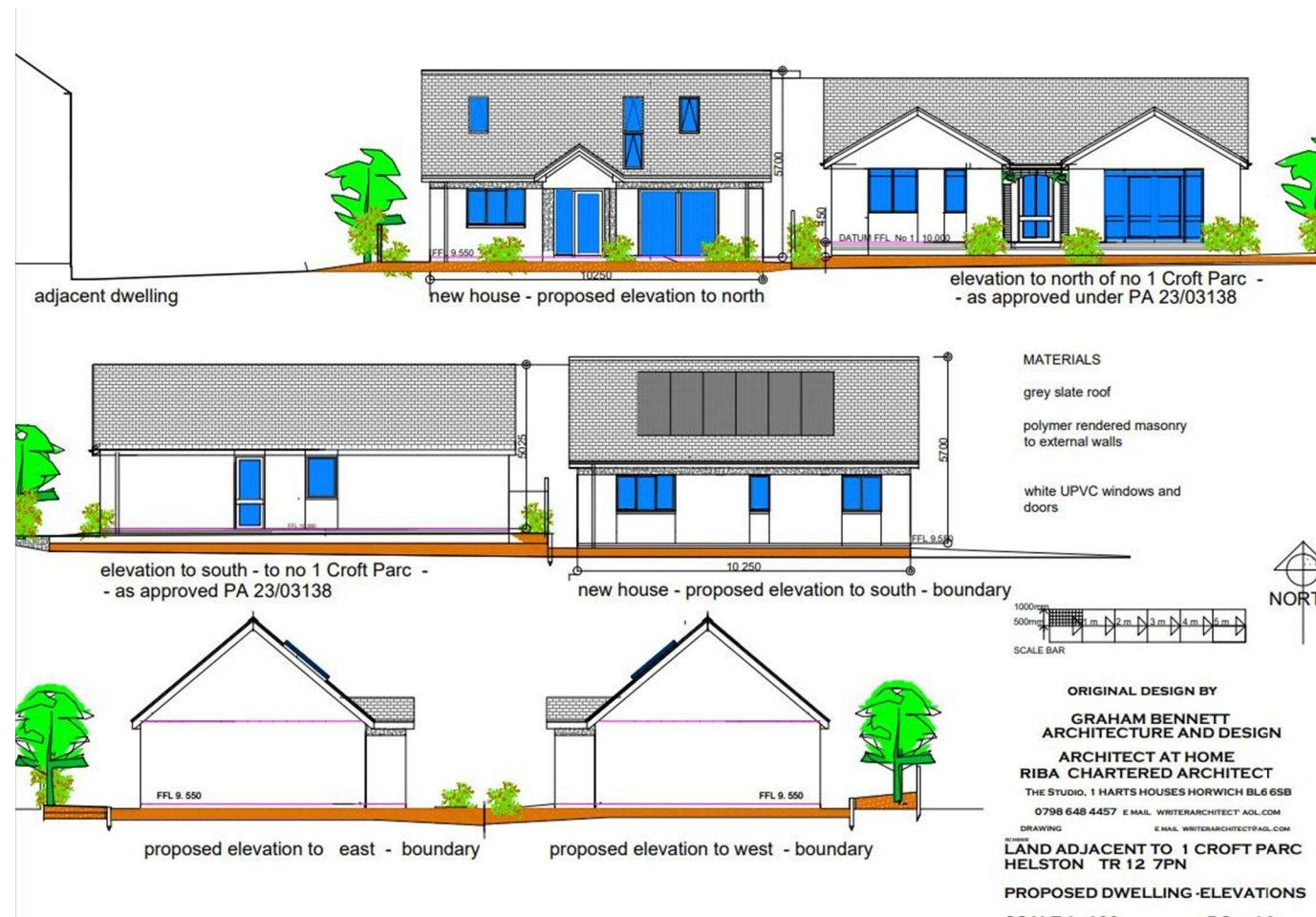
///lobby.something.lived

### Anti Money Laundering Regulations – Purchasers

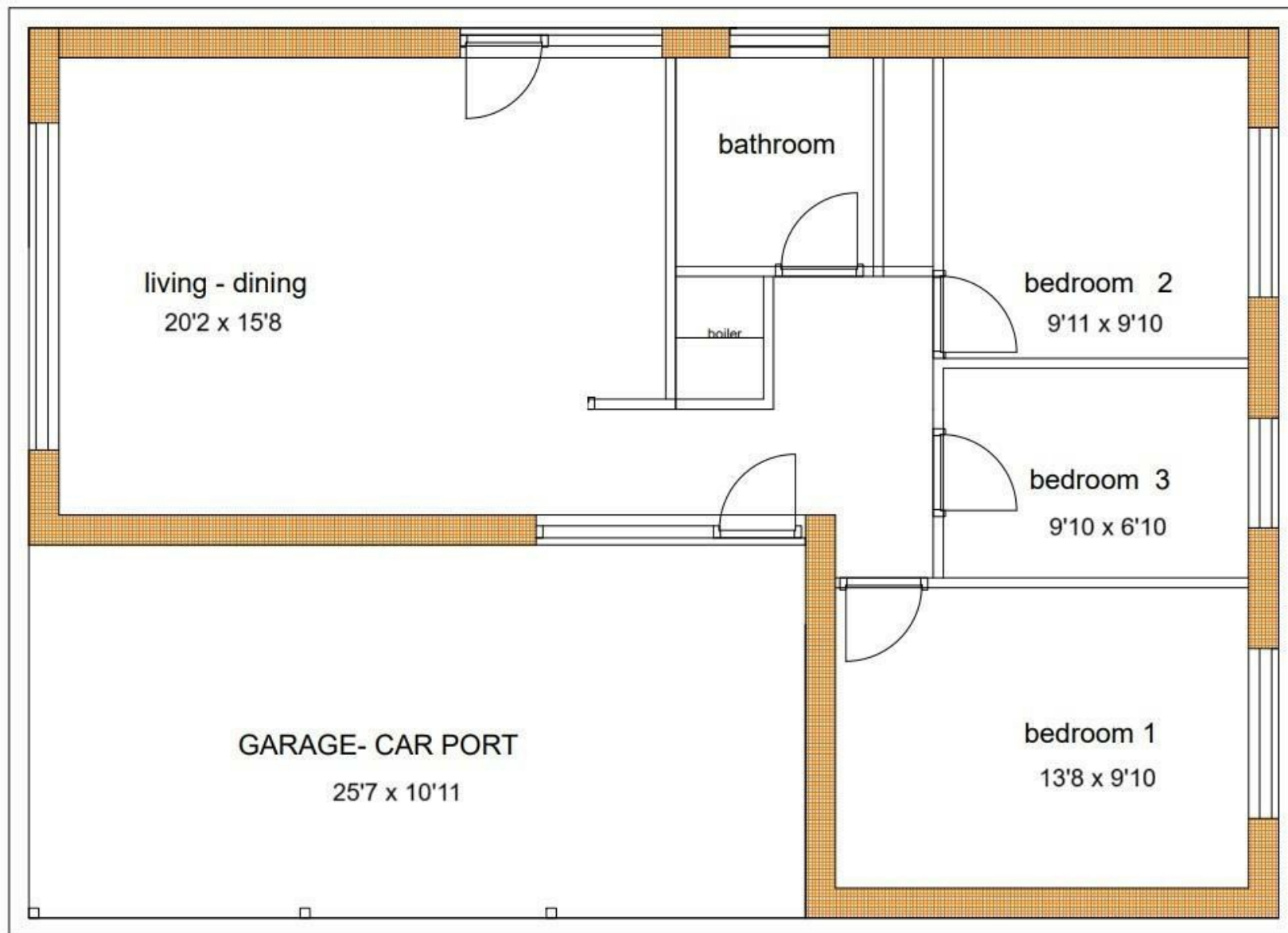
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

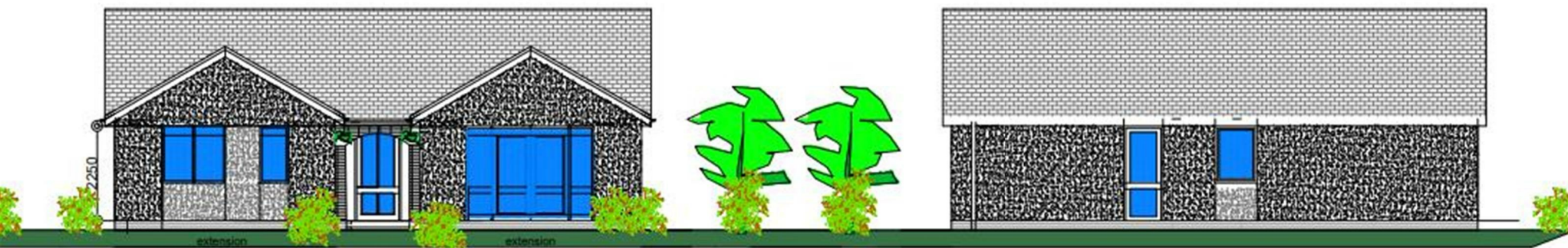






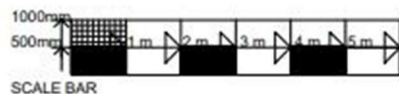
The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.





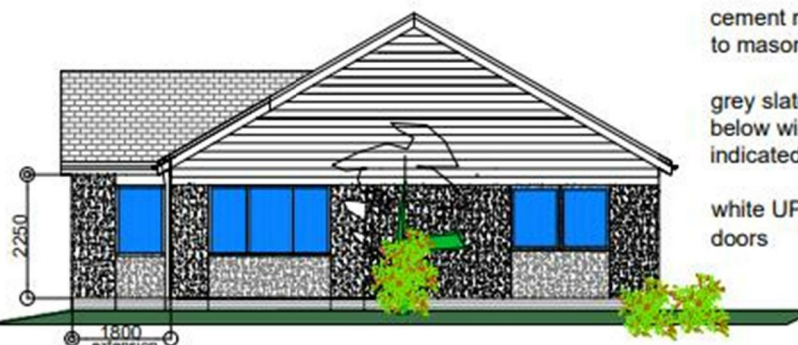
proposed elevation to north - to cross common

proposed elevation to south - boundary



proposed elevation to east

extension



elevation to west - to croft parc

#### MATERIALS

tilled roof to match existing

horizontal cladding to remain up to ridge

cement rendered systems to masonry walls

grey slate clad panels below windows where indicated

white UPVC windows and doors

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1 CROFT PARC HELSTON TR 12 7PN  
PROPOSED EXTENSIONS  
PROPOSED

PROPOSED ELEVATIONS

SCALE 1: 100

DG - 14

