

# Lot No.: 8

## CHY-AN-LEWYTH

### CHYWOONE HILL, NEWLYN, CORNWALL TR18 5AE



- Freehold with vacant possession ●
- A unique and imposing house of considerable character in need of repair and modernisation ●
- Enjoying the benefit of a pleasant garden and an elevated position affording panoramic views over Mounts Bay to Penzance and St. Michael's Mount ●
- Also benefitting from on site parking, a single garage, gas fired central heating and double glazing ●
- Potential to refurbish the existing dwelling or to demolish and rebuild subject to the necessary planning consent being obtained ●
- A Mundic Report obtained in 2015 which is available for inspection by arrangement with the Auctioneers identified Class C and unsound concrete in some samples taken ●

#### Property Details

##### Location

Chy-An-Lewyth (The Pilot's House) is located on the seaward side of Chywoone Hill overlooking Newlyn Harbour within easy reach of the centre of Newlyn.

##### Description

A detached house believed to have been built during the 1920's to an individual design but now in need of renovation. However given the exceptional location of the site there is also a potential development opportunity for demolition of the existing dwelling and replacement with a new build subject to planning consent being obtained for any further development.

##### Tenure

Freehold with vacant possession

**EPC Rating** D64

#### Accommodation

##### Ground Floor

Entrance Hall, Cloakroom with wash hand basin and W.C., Sitting Room, Conservatory/Sun Lounge and Kitchen/Dining Room

##### First Floor

Landing, No. 1 Bedroom (double), No.2 Bedroom (double), No. 3 Bedroom (single), and Bathroom with bath, wash hand basin and W.C.

##### Outside

Good sized gardens to rear  
Front area with hard standing for vehicle parking

##### Outbuildings

Underbuilt storage cellar with good headroom  
Single Garage with rear store  
Garden Shed

**GUIDE PRICE - £200,000 - £220,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

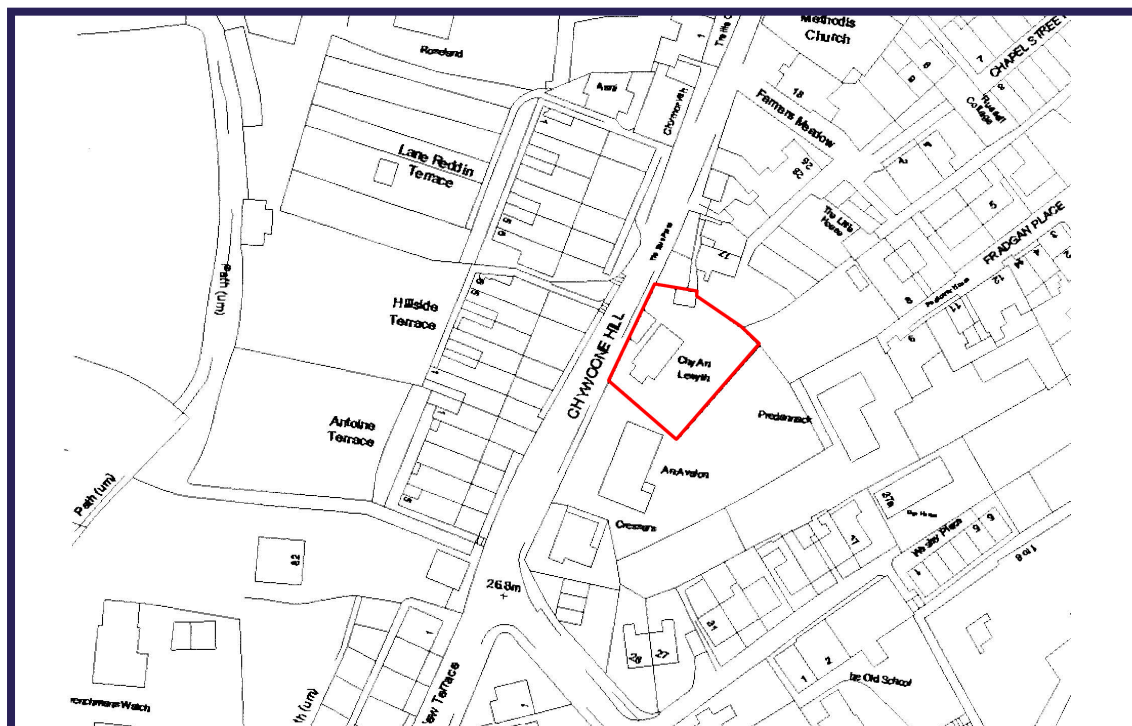
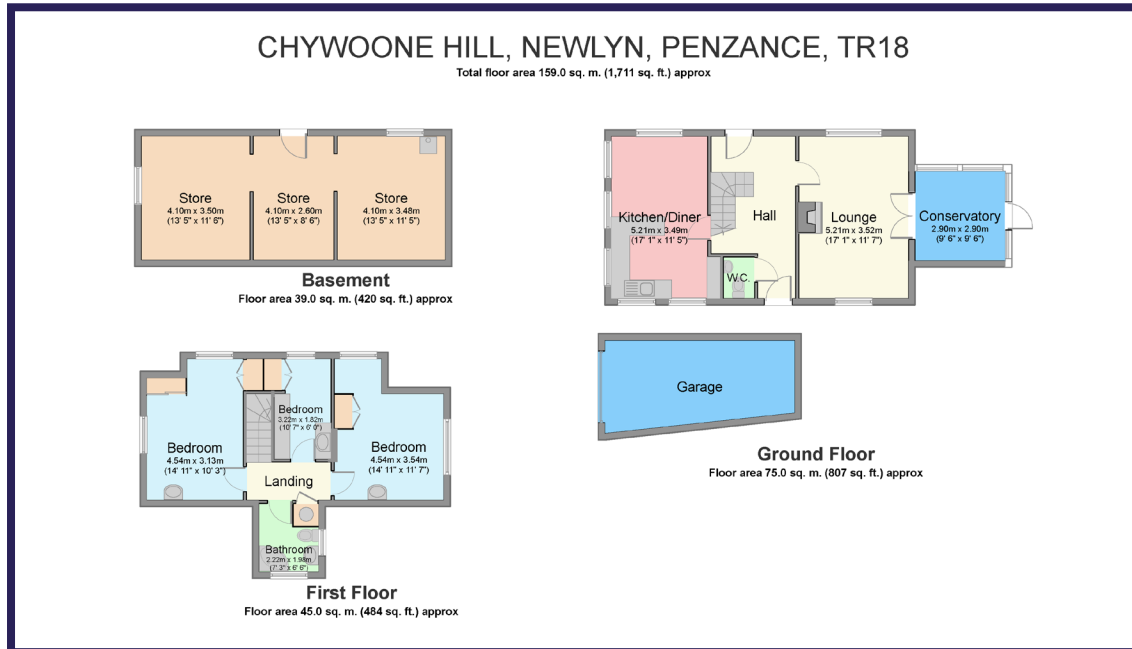
CVC Solicitors, Unit N Questmap Business Park, Longrock, Penzance, TR20 8AS

Tel: 01736 362 362

Reference: Dwayne McAvoy

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## CHY-AN-LEWYTH CONTINUED



**Floor Plans for illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE**  
Prospective purchasers should satisfy themselves as to the actual layout by personal inspection.

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