

Cucurrian Valley Studio, Cucurrian, Ludgvan, Cornwall TR20 8AP



For Sale by Online Public Auction
Closing Date: Wednesday 15th October at 12 Noon

A highly unusual and exciting opportunity | Former artist's studio in magical surroundings
1 Acre of woodland grounds | Fronting a meandering stream
Secluded yet central West Cornwall location

Guide Price: £100,000 Freehold

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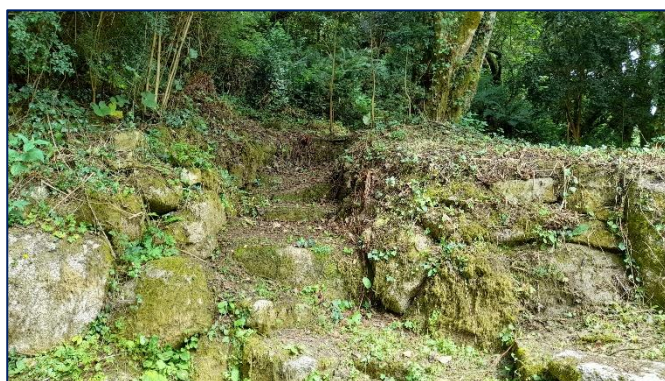
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

A unique detached property secluded within a truly stunning woodland setting. Used in the past as an artist's studio, it is a timber building under a felt pitched roof, comprising the main studio which features double doors that can be thrown open to flood the interior with natural light. To one side a small ante room and outside two compost toilets.

The studio might lend itself to being reused as a studio for painting or sculpture, or re-purposed for writing or simply relaxing.

The enchanting surroundings can only boost creativity, being private with only the babbling stream to interrupt the peace and quiet. Nestled into its sheltered plot, one can find beautiful stone walls and steps within the grounds, which are made up of level and terraced areas, bursting with flora and fauna.



Location

The location is unquestionably one of the main attractions of this unusual property. It combines rural privacy with convenience. Cucurrian Valley is just 1.2 miles off the County's main arterial route the A30 to the south, which means that the major towns of Penzance, Helston, Hayle and Camborne, with their wealth of amenities, are 6, 13, 5 and 12 miles respectively. The historic south coast town of Marazion, home to the iconic St Michael's Mount and expansive sandy beach is about 5 miles away, while the more rugged north coast is just 5 miles in the opposite direction, with the popular holiday venue of St Ives being easily accessible.



Services: The mains electricity has been disconnected. There are no other services. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: Head south down the A30 toward Penzance. Upon reaching the village of Crowlas, turn right at the cross roads, signposted Ludgvan and Nancledra. After 150 yards or so, turn right into Blowinghouse Lane signposted Nancledra and follow this road out of the village for just over ½ a mile. Upon reaching the sharp left hand bend, continue straight on and follow this road down the hill into the valley of Cucurrian where the property for sale will be found on the right hand side just after the bridge.

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GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – www.bambooauctions.com

SPECIAL CONDITION OF SALE The buyer will be required to reimburse the sellers the cost of the Auction Pack.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

COMPLETION DATE Normally up to 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES The successful Purchaser will be required to pay £5,000 on registration to bid. From this a Buyer's fee of £3,600 inclusive of VAT is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs, and £1,400 forms part of the 10% contract deposit. The purchaser will be required to pay the balance of the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

Vendors Solicitors: JB Solicitors, 36 Fore Street, Redruth, Cornwall TR15 2AE
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