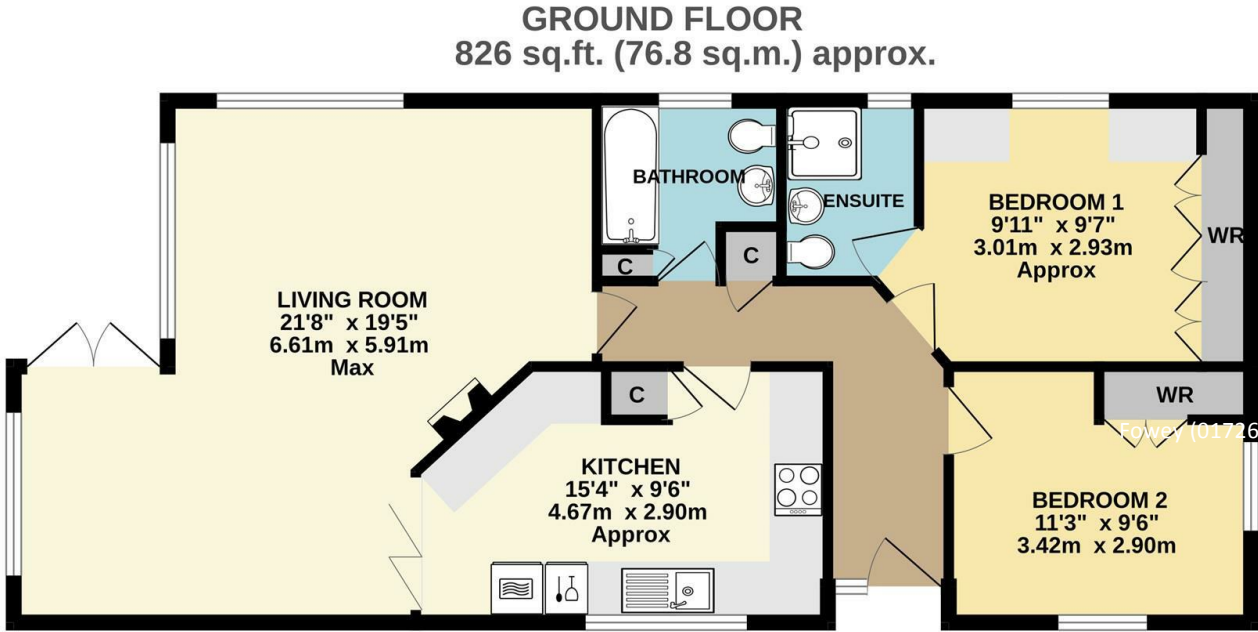




9 GRIBBIN WAY, MOUNTLEA COUNTRY PARK,  
PAR, PL24 2JW  
GUIDE PRICE £220,000



A SUPERBLY PRESENTED TWO BEDROOM PARK HOME SITUATED ON THE SOUGHT AFTER MOUNT LEA COUNTRY PARK. OFFERING GORGEOUS SEA VIEWS FROM THE LIVING ROOM AND GARDEN, OUT TO SEA AND ACROSS TO GRIBBIN HEAD. GARAGE, OFF ROAD PARKING AND BEAUTIFUL GARDENS.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 9 Gribbin Way, Mountlea Country Park, Par, PL24 2JW

### The Location

Mountlea Country Park is in an elevated position and enjoys panoramic views over Par Beach out towards the Gribbin. The park is within walking distance of many local amenities including Post Office, hairdressers, convenience stores, doctors surgery, running track, great pubs, takeaways and boasts a fantastic community network group constantly bringing the village together. Due to its elevated position the walk to the amenities and village does encounter a hill.

Par beach a short drive away, is one of the handful of all year round dog friendly beaches in Cornwall . This will also give you access to the fabulous Cornish coast path. The many attractions of Cornwall are also close by. Within a 3-4 mile radius are some real Cornish gems including the ancient Port of Fowey, the Eden Project, Charlestown Harbour and Luxulyan Valley.

Travelling to Par couldn't be easier, it has a train station on the Penzance to Paddington mainline, is on a direct bus link and is only 35 minutes from Newquay airport.

### The Property

9 Gribbin Way is ideally located in an elevated position and offers beautiful sea views out to Gribbin Head. The views can be enjoyed from the living room and garden. There is also a garage and off road parking.

The property consists of a modern kitchen, living room, two double bedrooms (one of which has an ensuite), and bathroom.

From the driveway, the front door opens to an entrance hall with doors leading off to the kitchen, living room, two bedrooms and bathroom. There is also a practical airing cupboard.

The kitchen is modern and well-appointed with base and wall cupboards, plenty of work surface and a breakfast bar. There is also an integrated electric oven, gas hob and space/ plumbing for an upright fridge freezer and washing machine. The kitchen is in immaculate condition and also houses a useful built in storage cupboard. There are also folding doors giving access to the living room.

The living room comprises a sitting and dining area and three large windows and French doors create an abundance of light and allow you to enjoy the gorgeous sea views over to the countryside and across to Gribbin Head. The sitting area has an electric fire place with marble surround and hearth, and attractive wooden mantle.



Bedroom one is generous in size with built in wardrobes and drawers. A door opens to an ensuite comprising shower cubicle, wc and wash hand basin.

Bedroom two is also a good size with built in wardrobe.

The bathroom comprises a bathtub with shower over, wc and vanity unit with wash hand basin. There is also a practical built in cupboard.

### The Outside

This superb park home boasts beautiful outside space to sit back and enjoy the sea views. The garden is made pretty by a pergola seating area, patio with lots of space for garden furniture and, down some steps, there is a further garden area.

The garden is made private and attractive by lots of mature plants and shrubs - making this property a haven for the keen gardener! The garden can be accessed either side of the property and there is a large gravelled parking area to the front as well as a garage.

The owner is responsible for the maintenance of the pitch which includes the garage.

### Agents Note

Maintenance monthly fee is £174.12

Age restricted to 55+

### EPC Rating - Awaiting

### Freehold

### Council Tax Band - A

### Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

### Services

None of the services, systems or appliances at the property have been tested by the Agents.

### Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: [info@maywhetter.co.uk](mailto:info@maywhetter.co.uk)