

# Heather Lane Canonstown Hayle

TR27 6NG

Asking Price £680,000

- DETACHED THREE STOREY FIVE BEDROOM FAMILY HOME
- SPACIOUS AND ADAPTABLE LIVING ACCOMMODATION
- PRINCIPLE BEDROOM WITH ENSUITE SHOWER ROOM
- LANDSCAPED REAR GARDEN
  - DOUBLE GARAGE
- SITUATED WITHIN A HIGHLY REGARDED RESIDENTIAL LOCATION
- FAR REACHING RURAL VIEWS
- INTERNAL VIEWING IS SURE TO IMPRESS!
  - EPC: C
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - F

Floor Area - 2252.00 sq ft



#### PROPERTY DESCRIPTION

53 Heather Lane is a most attractive, and well presented, three storey, five bedroom detached family home offering spacious and adaptable accommodation which would be ideal for a large family or with dependent relatives requiring their own living accommodation under the one roof.

The property is situated towards the end of Heather Lane, making for a quiet location and offering delightful far reaching rural views. Outside there is ample offroad parking leading to a spacious garage/workshop

To the rear, there are beautifully landscaped gardens enjoying a sunny and private outlook with several areas to sit out and enjoy the pleasant outlook.

An internal viewing of this delightful property is a must!

#### LOCATION

Canonstown is a peaceful hamlet situated between Penzance and Hayle, situated just off the main A30, within the civil parish of Ludgvan

Heather Lane is situated within a quiet, residential, no through road, which makes for a highly regarded location, especially to those seeking spacious plots with garden and scenic surroundings within reach of coast and countryside and offering easy access to local transport links.

#### THE ACCOMMODATION COMPRISES

(ALL DIMENSIONS ARE APPROXIMATE AND MEASURED BY LIDAR)

Entrance door into...

#### ENTRANCE PORCH

Tiled flooring, double glazed windows to two sides offering far reaching rural views, double glazed sloping roof. Double glazed door into...

#### ENTRANCE HALLWAY

Laminate wood flooring, carpeted stairs to first floor level with useful understairs storage below, radiator, open into dining room, door into...

#### BEDROOM / SNUG

Fitted carpet, double glazed window to the front, radiator, ceiling mounted spot lights.

#### BEDROOM

Fitted carpets, double glazed window to the rear, radiator.

#### SHOWER ROOM

Corner shower cubicle with curved glass doors, vinyl flooring, tiled walls, low level w/c, pedestal wash hand basin with mixer tap, heated towel rail, obscured double glazed to the rear.

#### DINING ROOM

A spacious dining room with wood laminate flooring, radiator, double glazed bay window to the front, open into...

#### KITCHEN

Attractively fitted with a range of high gloss base and wall mounted units with Corian work surfacing, under counter stainless steel one and a half bowl sink with mixer tap, tiled splash back, double glazed window to the rear, obscured double glazed door to the rear.

Five ring gas hob with extractor above, integrated oven and separate combination microwave, integrated fridge/freezer and integrated dishwasher, cupboard housing gas boiler, deep pan draws, pull out larder units, laminate tile effect flooring.

#### FIRST FLOOR LANDING

Fitted carpet, two radiators, two double glazed doors to the rear leading onto the decked terrace with steps down to the garden.

Carpeted stairs to the second floor, understairs storage cupboard, built in cupboard with fitted shelving, double glazed window overlooking rear garden.

#### LOUNGE

Fitted carpet, double glazed bay window to the front with delightful views to the side across to Carnbrea in the distance, double glazed window to the side, radiator.

#### FAMILY BATHROOM

Panel enclosed bath, mixer tap with shower head attachment, pedestal wash hand basin with mixer tap, low level w/c, large mirror, tiled flooring.

#### PRINCIPAL BEDROOM

Fitted carpet, double glazed window the front enjoying rural views in the distance, radiator, built in wardrobes with mirrored doors, double glazed French doors to the rear leading onto wooden decked terrace with garden views.

Door leading into...

#### ENSUITE SHOWER ROOM

Corner shower cubicle with mains fed shower, tiled surround, radiator, vinyl flooring, concealed cistern w/c with push button flush, wash hand basin with vanity unit below, mirrored cabinet above.

#### OFFICE / BEDROOM

Laminate flooring, double glazed window to the front aspect with rural views in the distance.

•

From the landing, a carpeted staircase leads up to...

#### SECOND FLOOR LANDING

Fitted carpet, part sloping ceiling, recess providing useful storage. Door into...

••

#### ATTIC BEDROOM

A spacious bedroom, with sloping ceilings, built in eaves storage, radiator, two Velux roof lights, double glazed window to the side.

#### OUTSIDE

To the front of the property is a brick paved driveway providing offroad parking for 3-4 cars, leading to...

#### GARAGE

A large garage with power and light supplied, roller electric door to the front, pedestrian door to the rear leading onto the graden.

Space for washing machine, tumble drier and fridge freezer. Loft access, and a useful built in work bench.

#### FRONT

From the driveway, steps leads down to the front garden, which has been designed for low maintenance in mind, laid mainly to gravel chippings with a large feature fir tree and a paved pathway leading to the front door.

#### REAR GARDEN

The rear garden has been beautifully landscaped with a large wooden decked terrace accessed via the first floor landing and principal bedroom.

Steps lead down to a further wooden decking with ample space for table and chairs, making this an idea spot for alfresco dining.

There are steps leading up to a wooden summer house with feature wooden decking to the front. The main garden, which is slightly sloping, has been laid to lawn with raised flower bed borders, enclosed by fencing.

There is a feature, gravelled and well stocked flower bed to the side, with steps leading down to the kitchen door and steps rising and leading to the garage.

#### SERVICES

The property is connected to mains electricity, gas, water (metered) and drainage. It falls within Council Tax Band F

Gas fired central heating and hot water are provided via a modern, combination boiler located within the kitchen.

#### DIRECTIONS

From our Hayle office proceed out of Hayle and along the main A30 towards Penzance.



At the large roundabout take the first exit onto the A30 and into Rose An Grouse, passing the garage and petrol station. Continue along the main road and take the right turning into Heather Lane. The property is situated near to the end of Heather Lane, and will be seen on your left hand side.

#### AGENTS NOTE

The property benefits from solar panels, located to the rear of the property. These panels are owned by the vendors and the ownership and feed in tariff will transfer across to the new owners on completion.

#### MATERIAL INFORMATION

Verified Material Information  
 Council Tax band: F  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard undefined construction  
 Energy Performance rating: C  
 Electricity supply: Mains electricity  
 Solar Panels: Yes  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Mains gas-powered central heating is installed.  
 Heating features: Double glazing  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
 Parking: Garage and Driveway  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1

Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

2252 ft<sup>2</sup>  
209.2 m<sup>2</sup>

Reduced headroom

83 ft<sup>2</sup>  
7.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

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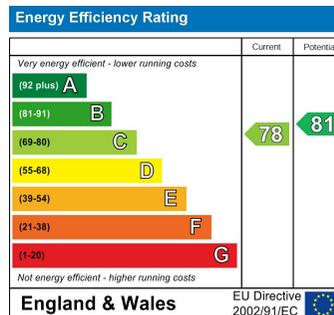
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