# Elm Cottages
# Leedstown
# Hayle
# TR27 6DF

## Asking Price £250,000

- SECLUDED CHARACTER COTTAGE
- THREE BEDROOMS
- VERY GOOD DECORATIVE CONDITION
- LEVEL ENCLOSED GARDENS
- TUCKED AWAY QUIET LOCATION
- CLOSE TO MULTIPLE BEACH LOCATIONS
- LINKS TO NEARBY TOWNS OF PENZANCE AND HAYLE
- MODERN KITCHEN
- WOOD BURNING STOVE
- SCAN QR FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - A

Floor Area - 613.00 sq ft

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## PROPERTY
A real gem of a cottage, tucked down a small, rural, private lane, offering great solitude and presented in excellent decorative order. The accommodation briefly comprises of an entrance porch, lounge/dining room with woodburning stove, modern kitchen, whilst on the first floor there are three bedrooms and a family bathroom. The property has, over the years, benefited from a great deal of work with a replaced roof, new boiler and double glazing, creating a character cottage offered in very good order. Outside is a real delight with a lovely, mature, level and enclosed garden wrapping around three sides and is ideal for children and pets, and enjoying alfresco dining.

## LOCATION
Leedstown is a quiet, popular village which benefits from a local pub, village hall and primary school and with links to nearby to the towns of Hayle, Camborne and Helston, all of which offer an extensive range of local businesses, shops and Hayle and Camborne have a mainline railway station. Nearby are some lovely walks and nearby to multiple beach locations.

## THE ACCOMMODATION COMPRISES
(All dimensions are approximate and measured by LIDAR)

## ENTRANCE PORCH
Front door, leading into:

## LOUNGE/DINER
Open plan lounge/diner with double-glazed, small-paned window to front and rear aspect, panelled radiators front and rear. Carron wood burning stove inset into fireplace, stairs to first floor with understairs cupboards, beamed ceilings, inset spot lights, opening into

## KITCHEN
A modern kitchen with an range of modern units with drawers and cupboards, solid wood work tops, single drainer one-and-a-half bowl sink unit with mixer taps, double-glazed window to rear aspect, four ring electric hob, extractor hood over, double built-in oven, inset spot lights, double-glazed window to rear aspect, plumbing for washing machine

## LANDING
Access to insulated loft space, doors to all bedrooms and bathroom.

## BEDROOM ONE
Double-glazed window to front aspect, panelled radiator to front aspect, wardrobe recess.

## BEDROOM TWO
Double-glazed window to rear aspect, panelled radiator, wall-mounted power points and TV arial point for wall-mounted TV.

## BATHROOM
A stunning bathroom with tiled walls, panelled bath with mixer taps with shower attachment, rain shower head, vanity unit with inset wash basin and cupboard below, WC with concealed cistern, ladder-style heated towel rail, skylight.

## BEDROOM THREE
Double-glazed window to rear aspect, panelled radiator.

## OUTSIDE
This garden is a wonderful feature, level, enclosed and ideal for children and pets. To the rear is a level lawn area ideal for alfresco dining, side lawn and to the front is a wilding area, where there have been a few hedgehogs seen, garden shed and pedestrian path leading up the lane a short walk from the village centre.

## DIRECTIONS
From the centre of Leedstown with the pub on your lefthand side, proceed towards Hayle on the B3302 and then turn right at Trenerth Road, go past Millbank Meadow (or park around here) and then the lane leading up to the cottage is on the right a few yards from this close.

## AGENTS NOTE
Services: The property is connected to mains water and electricity. There is a shared septic tank with the two neighbouring properties and to which all associated costs are equally shared. Access to the property is via a private lane to which there is pedestrian only access agreed. There is a small area of land that is leased to the next door neighbour for £24 per year.

Parking can usually be found easily on street near by.

## MATERIAL INFORMATION
Verified Material Information:

Council Tax band: A
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: shared septic tank
Heating: Electricity-powered central heating is installed.
Heating features: Double glazing and Wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - OK

Parking: None
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
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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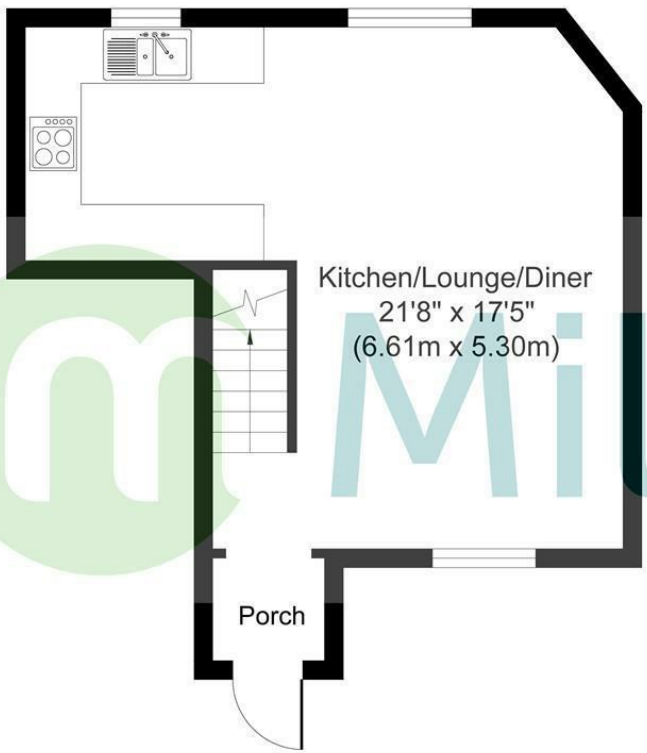
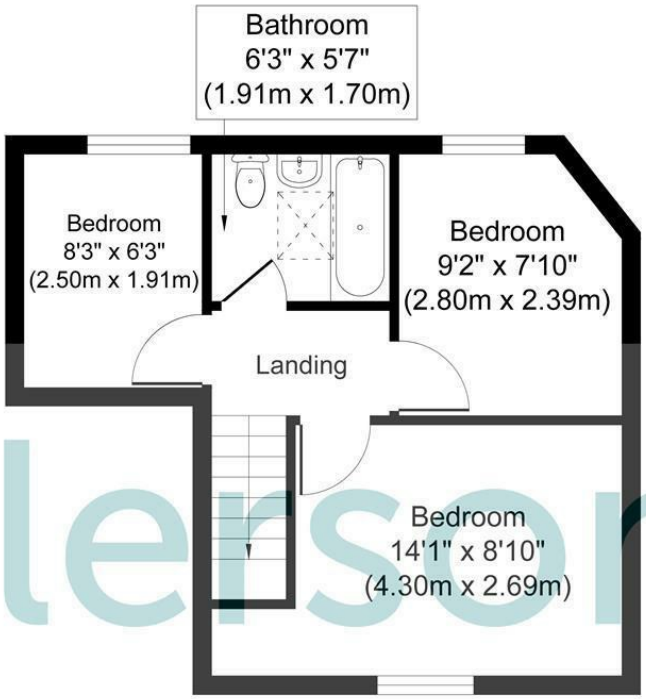
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.




**Ground Floor**




**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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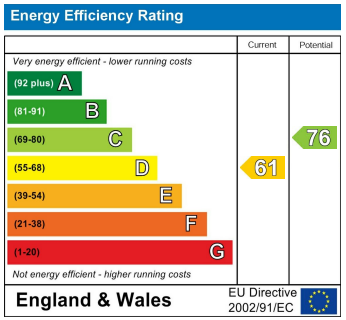


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