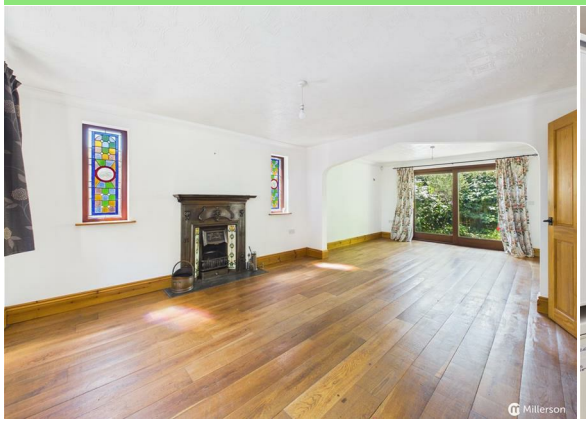
Plantation Lane

Hayle

TR27 4HP

Offers In The Region Of £400,000

- INDIVIDUAL DETACHED RESIDENCE OFFERING EXCEPTIONAL SPACE & ENDLESS POTENTIAL
- IMPRESSIVE FIRST FLOOR RECEPTION ROOM FEATURING A STUNNING FLOOR-TO-CEILING PICTURE WINDOW
- FLEXIBLE ACCOMMODATION WITH HUGE SCOPE TO RECONFIGURE INTO A LARGER FAMILY HOME (SUBJECT TO ANY NECESSARY CONSENTS)
- SPACIOUS LOUNGE/DINING ROOM WITH FEATURE FIREPLACE AND DOORS OPENING ONTO REAR PATIO
- TWO DOUBLE BEDROOMS INCLUDING A GENEROUS PRINCIPAL SUITE WITH EN SUITE BATHROOM
- WELCOMING ENTRANCE HALL WITH STONE FLOORING, QUALITY WOOD FLOORS THROUGHOUT AND AN INTEGRAL GARAGE
- BRICK-PAVED DRIVEWAY WITH WROUGHT IRON GATES PROVIDING OFF-ROAD PARKING FOR UP TO FIVE VEHICLES
- DOUBLE GLAZING, GAS CENTRAL HEATING AND ENCLOSED GARDENS SURROUNDING THE PROPERTY
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1511.00 sq ft

2

1

2

C73

PROPERTY DESCRIPTION

Occupying a generous plot behind elegant wrought iron gates, this individual detached residence offers a rare opportunity to acquire a distinctive home with exceptional potential to reconfigure and create a truly bespoke family property. Combining attractive granite elevations with impressive contemporary glazing, the property enjoys an abundance of natural light throughout and offers spacious, versatile accommodation extending over two floors.

The welcoming entrance hall immediately sets the tone, featuring attractive stone flooring and a beautiful solid timber staircase rising to the first floor. Throughout the principal living areas, quality wood flooring enhances the sense of warmth and continuity.

At the heart of the home is the generous lounge/dining room, a bright and inviting space centred around an attractive fireplace and complemented by large patio doors opening onto the rear patio. The kitchen offers excellent scope for redesign and extension into a stunning open-plan kitchen/family space, subject to any necessary consents.

The current layout provides a ground floor double bedroom together with a modern shower room, whilst the first floor is home to an impressive principal bedroom suite featuring a spacious en suite bathroom. One of the home's most striking features is the spectacular vaulted first floor reception area, where an expansive floor-to-ceiling picture window floods the room with natural light whilst framing views over the front garden. This remarkable space offers enormous versatility and could be retained as an exceptional living room, home office or studio, or alternatively reconfigured to create additional bedrooms, making the property adaptable to a wide range of lifestyles.

Further benefits include double glazing, gas fired central heating and an integral garage offering further storage or conversion potential, subject to the relevant permissions.

Externally, the property is approached via a brick-paved driveway providing ample off-road parking for up to five vehicles. The driveway is enclosed by attractive wrought iron gates, creating both privacy and an impressive arrival. The surrounding gardens offer a pleasant outdoor setting with further scope for landscaping and enhancement.

A home of genuine individuality, offering generous accommodation as it stands whilst presenting an exciting opportunity for purchasers wishing to modernise or reconfigure to suit their own requirements. Properties with this level of flexibility and architectural character rarely come to the market, making early viewing highly recommended.

LOCATION

Plantation Lane is widely regarded as one of Hayle's most sought-after residential addresses, offering a peaceful setting whilst being conveniently positioned for the town's excellent range of amenities. Hayle provides everything required for day-to-day living, including a choice of supermarkets, independent shops, cafés, restaurants, public houses, pharmacies, banks, medical and dental practices, leisure facilities and well-regarded primary and secondary schools. The town also benefits from a popular retail park and a vibrant harbour area which continues to undergo exciting regeneration.

Hayle is renowned for its stunning three miles of golden sandy beaches stretching from Hayle Towans to Gwithian, together with the picturesque estuary, a designated RSPB nature reserve, making it a superb location for those who enjoy coastal walks, watersports and wildlife.

The property is exceptionally well placed for commuters, with easy access to the A30 providing excellent road links to the cathedral city of Truro, the harbour town of Penzance, the market town of Helston and the picturesque seaside destination of St Ives. Hayle's mainline railway station offers regular services to Penzance, Truro, Plymouth and London Paddington, while an extensive bus network provides convenient transport to the surrounding towns and villages. Newquay Airport is approximately 40 miles away, offering domestic and international flights, making Plantation Lane an ideal location for those seeking both convenience and connectivity whilst enjoying all that West Cornwall has to offer.

ACCOMMODATION

COVERED ENTRANCE

A welcoming entrance framed by an attractive granite pillar, creating a distinctive covered porch that complements the property's traditional granite façade and provides an impressive first impression.

ENTRANCE HALLWAY

Wooden stairs leading to first floor. Attractive stone flooring. Window to front. Radiator. Electric meter box. Doors to lounge/dining room, shower room, kitchen and bedroom 2.

LOUNGE/DINING ROOM

Attractive dual aspect room with wooden flooring. LOUNGE AREA - Double glazed windows to front . Two decorative stained glass windows to either side of the fireplace. Attractive cast iron fireplace with inset ceramic tiles with a wooden surround and mantle standing on a slate hearth. Radiator. Feature archway to DINING AREA - Double glazed patio doors leading onto rear patio. Radiator

KITCHEN

Double glazed window to front. Fitted with a range of wooden base, wall and drawer units with roll top work surfaces over and tiled surrounds. One and a half bowl and drainer sink unit with mixer tap over. Inset gas hob with extractor hood above. Integrated oven and grill. Space for fridge freezer. Radiator. Tiled flooring.

BEDROOM 2

Double glazed window to rear. Radiator. Wooden flooring.

SHOWER ROOM

Obscure double glazed window to rear. Enclosed shower cubicle with electric shower. Pedestal wash hand basin. Low level WC.. Fully tiled walls. Wall mounted bathroom accessories. Radiator. Fitted shelving. Tiled floor.

FIRST FLOOR

OPEN PLAN RECEPTION

A wonderfully light and spacious room with feature full height window overlooking the front, previously used as an artists studio. Sink unit with worktop over. Radiator. Shelving. Under eaves storage cupboard. Wooden flooring. Door into....

MASTER BEDROOM

Good sized room. Dual aspect. Double glazed windows to front and side. Radiator. Wooden flooring. Door to....

EN SUITE BATHROOM

A freestanding roll-top bath complemented by period style floor-standing brass taps. Low level WC. Pedestal wash hand basin. Radiator. Fully tiled. Wall mounted bathroom accessories. Wooden flooring.

INTEGRAL GARAGE

Fitted with up and over door. Window to rear and pedestrian door to side. Plumbing for washing machine. Wall mounted gas boiler.

OUTSIDE

FRONT

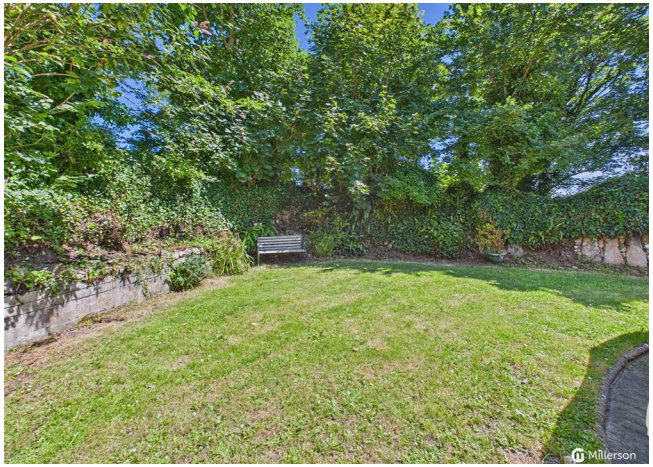
The property is approached via double wrought iron gates onto a brick paved driveway providing parking for up to 5 vehicles. To one side is a gravelled area with substantial feature granite stones creating an attractive and natural focal point. To the opposite side is an area of lawn with a seating area.

REAR

Gravelled area with mature shrub and plant borders. Paved patio area.

SERVICES

Mains Water, Electricity, Gas and Drainage. The gas boiler is located in the garage.



DIRECTIONS

From our Hayle office turn right and proceed along Fore Street and continue through the town until reaching the Foundry Square mini roundabout. Take the first exit signposted to Helston and proceed along the road. You will see the Millpond on your left and immediately opposite turn right onto Foundry Lane. Go under the archway and Plantation Lane can be found on your left hand side. Follow the lane and the property will be seen on the left hand side.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: Survey Instructed
The building
Detached house, standard construction
2 bedrooms, 1 bathroom, 2 reception rooms
Accessibility adaptations: Ramped access
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Garage, Driveway, and Gated
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
In the HAYLE conservation area (per planning.data.gov.uk; confirm via the local authority search).
No tree preservation order
Title register restrictions (CL178633):
The property cannot be used for any harmful, noisy, or smelly businesses.
The owner must not do anything that causes a nuisance or upsets the neighbours.
The land cannot be used for specific businesses like selling coal, timber, building supplies, or petrol.
Only two houses are allowed to be built on the land.
Any houses built must not be taller than two storeys or 8 metres high.
No business of any kind can be run from the property.
There are strict rules about where garages or sheds can be built on the plot.
The owner must follow specific rules about who is responsible for maintaining fences and walls, known as boundary structures.
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.

Approximate total area(1)

1511 ft²

140.4 m²

Reduced headroom

54 ft²

5 m²

(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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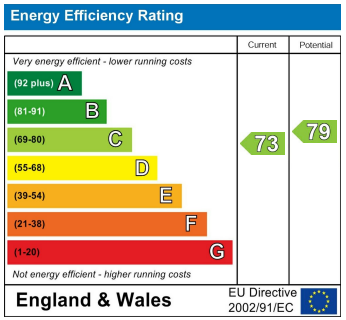

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