Pen Tye
Gwinear
Hayle
TR27 5HL

Offers In The Region Of £225,000

- DECEPTIVELY SPACIOUS THREE-BEDROOM FAMILY HOME
- TUCKED-AWAY PEDESTRIAN-ONLY POSITION OFFERING A GREATER SENSE OF PRIVACY
- GENEROUS LOUNGE WITH OPEN FIRE AND ATTRACTIVE OUTLOOK OVER THE FRONT GARDEN
- GOOD-SIZED KITCHEN/DINING ROOM PERFECT FOR FAMILY LIFE AND ENTERTAINING
- GARAGE AND PARKING – A VALUABLE FEATURE FOR A MODERN DEVELOPMENT
- LOW-MAINTENANCE ENCLOSED REAR GARDEN WITH PATIO SEATING AREAS AND TIMBER SHED
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- POPULAR RURAL LOCATION
- EXCELLENT VALUE FOR MONEY – EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SPACE AND POTENTIAL ON OFFER
- SCAN QR CODE FOR MATERIAL INFORMATION

Millerson
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 839.00 sq ft

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PROPERTY DESCRIPTION

Occupying a pleasantly tucked-away position within a modern residential development, this deceptively spacious three-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, families and investors alike. Approached via pedestrian access only, the property enjoys a greater sense of privacy than many similar homes, with a generous front garden creating an attractive approach to the front door. Internally, the well-proportioned accommodation includes a useful entrance porch, a bright and comfortable lounge featuring an open fire and pleasant views over the front garden, together with a spacious kitchen/dining room ideal for modern family living. To the first floor are three bedrooms and a family bathroom fitted with both a bath and separate shower.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, incorporating patio seating areas, gravelled sections and a timber garden shed, providing an ideal space for relaxing and entertaining. Further benefits include a garage with parking in front, along with a fully boarded loft space complete with storage shelving, lighting and power, offering excellent additional storage and potential for a variety of uses.

Benefiting from uPVC double glazing and gas central heating throughout, this is a fantastic opportunity to acquire a substantial home offering exceptional value for money. Whilst some cosmetic updating and redecoration would enhance the property further, it provides buyers with the perfect blank canvas to put their own stamp on a well-proportioned home in a desirable location. With its generous accommodation, practical extras and excellent potential, early viewing is highly recommended.

LOCATION

Reawla is a small village in a peaceful rural setting, offering a great balance between countryside living and everyday convenience. Popular with first-time buyers and young families, the village enjoys a friendly community feel while being just a short drive from the nearby towns of Hayle, Camborne and Helston. These towns provide a wide range of shops, supermarkets, schools, healthcare services and leisure facilities, making it easy to access everything needed for day-to-day life.

One of Reawla's biggest attractions is its location. Residents can enjoy the tranquillity of the surrounding countryside while remaining close to some of Cornwall's most beautiful beaches and coastal walks. The area is well placed for exploring the wider county, with good road links and plenty of opportunities to enjoy the outdoors. For those looking to enjoy a quieter lifestyle without sacrificing convenience, Reawla offers an ideal place to call home.

ACCOMMODATION COMPRISES:

(All dimensions are approximate and measured by LIDAR)

ENTRANCE PORCH

UPVC double glazed front door. Tiled floor. Coats hanging space. Wooden door into....

LOUNGE

A good sized room. UPVC double glazed window to front overlooking front garden. Stairs rising to first floor. Understairs storage cupboard. Open fire with brick and stone surround, hearth and mantle. Two radiators. Wood laminate flooring. Multi paned wooden door into....

KITCHEN/DINING ROOM

Two double glazed windows to rear overlooking rear garden. Double glazed door to rear garden. Fitted with a range of wooden wall, base and drawer units with work surfaces over. One and a half bowl stainless steel sink unit and drainer with mixer tap over. Inset electric hob with electric oven below. Space and recesses for washing machine and dishwasher. Space for freestanding fridge freezer. Wall mounted gas boiler. Space for dining table and chairs. Radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to fully boarded loft space by pull-down ladder. Shelved storage cupboard. Doors to bedrooms and bathroom.

BEDROOM 1

A good sized bedroom fitted with mirrored wardrobes along one wall. UPVC double glazed window to front overlooking garden. Radiator.

BEDROOM 2

UPVC double glazed window overlooking rear. Radiator.

BEDROOM 3

UPVC double glazed window overlooking front. Radiator.

BATHROOM

Obscure double glazed window to rear. Fitted with wood panelled bath. Separate glazed shower cubicle with electric shower over. Low level WC. Corner vanity unit with inset wash hand basin. Fully tiled walls. Fitted towel rail. Inset spotlights. Extractor fan. Tiled floor.

OUTSIDE

FRONT GARDEN

Good sized lawned garden with central pathway to front door. Fenced to two sides. Small paved area immediately to the front of entrance door.

REAR GARDEN

Good sized enclosed rear garden. Paved and gravelled for ease of maintenance. Seating areas. Timber garden shed. Outside water supply. Pedestrian gate to rear access lane leading to garage area.

GARAGE

Single garage en bloc with parking for one car immediately to the front.

SERVICES

Mains Electricity, Gas, Water and Drainage. Gas boiler is located in the kitchen and was brand new in November 2025.

DIRECTIONS

From our office, continue east out of Hayle, passing Lidl on your left-hand side. At the roundabout, take the second exit, signposted for Connor Downs, and continue through the village.

As you leave Connor Downs, take the right-hand turning signposted to Carnhell Green. Follow this road for approximately 2 miles, crossing over the railway line before entering Carnhell Green.

At the junction, turn right and continue along this road for approximately 3 miles. Upon entering the village of Reawla, take the right-hand turning onto Relistian Lane immediately before Reawla Ceramic Studio.

Follow Relistian Lane and take the first right into Pen Tye. Then take the first left. At the end of the road, you will see the garage belonging to No. 33 on your right-hand side. It is the second garage from the end.

From the garage, follow the pedestrian walkway to the front of the property, which is identified by a Millerson "For Sale" board.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: C
The building
Mid-terrace house, standard construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing and open fire
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 ok, Vodafone good, Three good, EE ok
Parking: Garage, Allocated, Off Street, Private, and Garage En Bloc
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL118256):
- The owner must maintain the boundary walls and fences marked with a 'T' on the title plan and is not permitted to alter them.
- The property must only be used as a private home for a single family. While most businesses are banned, the house can be used for professional purposes by a doctor, solicitor, or architect.
- The garden must be kept in a tidy condition and properly cultivated.
- No livestock or farm animals are allowed on the property; only standard household pets like cats and dogs may be kept.
- No advertising hoardings or posters are allowed, except for signs relating to the sale or letting of the house.
- No new buildings, extensions, or external changes (including sheds or even clothes lines) can be made without the written approval of the original developer.
- Caravans, mobile homes, or temporary huts are not allowed to be kept on the land.
- Trees and shrubs must not be allowed to grow so high or thick that they block the views of neighbouring properties.
- The owner cannot claim a legal right to 'light and air' if it would prevent the developer from building on adjoining land.
- Access to any manholes on the property must not be blocked, as the developer or utility workers may need to reach them for maintenance.
- The owner must not do anything that could cause the neighbouring land to sink or subside.
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

Floor 1

Approximate total area(1)

839 ft²

77.8 m²

(1) Excluding balconies and terraces

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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Cornwall
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T: 01736 754115
www.millerson.com

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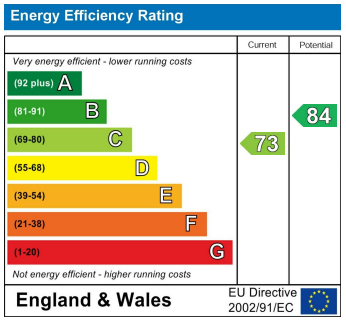

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