



Glebe Row

Phillack

Hayle

TR27 5AJ

Asking Price £450,000

- BUILT IN 2017 WITH 10 YEAR NEW BUILD CERTIFICATE
- SHOW HOME IMMACULATE CONDITION AND MOVE IN READY
  - SOLD WITH NO ONWARD CHAIN
  - EXPANSIVE GARAGE FOR MULTIPLE VEHICLES WITH ELECTRIC ROLLER DOOR
- SUNNY ASPECT LOW MAINTENANCE REAR GARDEN
- SITUATED IN AN EXTREMELY POPULAR AREA OVERLOOKING THE ESTUARY
- WALKING DISTANCE TO THE TOWN AND LOCAL PLAY PARK
  - COUNCIL TAX BAND C
- CONNECTED TO ALL MAINS SERVICES
  - SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1313.00 sq ft



### Property Description

Situated in the picturesque and highly desirable area of Glebe Row, Phillack, Hayle, this beautifully presented semi-detached home offers a rare opportunity to own a contemporary property with stunning estuary views. Just eight years old, the home boasts a modern design, energy-efficient construction, and low-maintenance living—ideal for today's busy lifestyles.

Inside, the property features three generously sized bedrooms, perfectly suited for families, guests, or even a home office. The spacious reception room provides an inviting space for both relaxing and entertaining, complemented by a pristine, show home-style interior that's ready for immediate occupation.

One of the standout features of this home is the breathtaking outlook across the estuary—offering a constantly changing, serene backdrop that brings the beauty of nature right to your doorstep.

Practicality hasn't been overlooked, with ample off-road parking and a large garage providing plenty of space for vehicles, hobbies, or storage.

Adding to its appeal is the close proximity to some of Cornwall's finest beaches, including the expansive golden sands of Hayle Beach and the ever-popular Gwithian Towans—both just a short distance away. Whether you enjoy coastal walks, surfing, or simply relaxing by the sea, this location offers the perfect base.

Whether you're seeking a full-time residence, a second home, or a coastal retreat, this property offers incredible flexibility and lifestyle appeal.

Peaceful yet well-connected, and just moments from the coast, this is a fantastic opportunity to secure a stylish and comfortable home in one of Cornwall's most sought-after locations.

A must-see property that combines modern living with natural beauty—early viewing is highly recommended.

### Location

Glebe Row is situated in the village of Phillack, just north of Hayle in West Cornwall—a quiet, coastal area known for its historic charm and proximity to both countryside and sea. Phillack itself is a small, traditional Cornish village with a strong sense of community, nestled between the golden sands of Hayle Towans and the town of Hayle. The area offers easy access to scenic coastal paths, estuary views, and nearby nature reserves, making it popular with walkers, birdwatchers, and those seeking a quieter lifestyle close to nature. Hayle, just a short walk away, provides shops, cafés, and essential amenities, along with a railway station that connects to the wider region. With its blend of natural beauty, historical character, and local charm, the area around Glebe Row offers an authentic Cornish village atmosphere with convenient links to the coast and surrounding towns.

### The Accommodation Comprises

(All dimensions are approximate and measured by LIDAR)

### Ground Floor

Composite front door opening into:

### Entrance Hallway

Skimmed ceiling. Double glazed window to the front aspect with fitted plantation shutters overlooking the estuary. Recessed dimmable spotlights. Radiator. Ample

power sockets. High quality laminate flooring. Skirting.

Solid Oak door leading into:

### Living Room

Skimmed ceiling. Recessed dimmable spotlights. Smoke sensor. Ample power sockets. Aerial point. Radiator. Broadband connection point. High quality laminate flooring. Skirting. Double glazed patio doors opening out to the front balcony with fitted plantation shutters and enjoys views over the estuary.

Internal Solid Oak door leading through to the:

### Kitchen / Diner

Skimmed ceiling. Recessed dimmable spotlights. Smoke sensor. Carbon monoxide detector. Range of wall and base fitted slate grey Howdens kitchen units. Integrated fridge/freezer and AEG four ring gas hob with extractor hood above and double oven/grill beneath. Space and plumbing for freestanding washing machine and tumble dryer. Radiator. Ample power sockets. High quality laminate flooring. Skirting.

Internal Solid Oak door leading to:

### Downstairs W/C

Skimmed ceiling. Double glazed frosted window to the side aspect. W/C with push flush. Wash basin with mixer tap and built in storage cupboard beneath. Fitted mirror. Tiled flooring. Skirting. Solid Oak door.

### First Floor

Landing - Vaulted skimmed ceiling. Double glazed Velux window with fitted blind. Smoke sensor. Storage cupboard with solid Oak door. Ample power sockets. Carpeted flooring. Skirting.

Doors leading to:

### Bedroom One

Vaulted skimmed ceiling. Two double glazed windows to the front aspect with fitted plantation shutters and enjoying views across the estuary. Radiator. Built in wardrobes with fitted drawers. Ample power sockets. Aerial Point. Carpeted flooring. Skirting. Solid Oak door.

### Bedroom Two

Vaulted skimmed ceiling. Double glazed window to the rear aspect with fitted plantation shutters enjoying countryside views. Ample power sockets. Aerial Point. Radiator. Carpeted flooring. Skirting. Solid Oak door.

### Bedroom Three

Vaulted skimmed ceiling. Double glazed Velux window with fitted blind. Built in wardrobes with sliding doors. Radiator. Ample power sockets. Aerial point. Carpeted flooring. Skirting. Solid Oak door.

### Family Bathroom

Vaulted skimmed ceiling. Double glazed frosted window to the rear aspect with fitted plantation shutters. Extractor fan. Partially tiled walls. Heated towel radiator. Wash basin with mixer tap and vanity cupboard above with motion sensor lighting. Freestanding storage cupboard. Corner walk in shower. Extra deep bath. W/C with push flush. Tiled flooring. Solid Oak door.

### Outside

To the Front - A balcony style, patio seating area housing a small bistro set which



enjoys views across the estuary and is perfect for soaking up those Cornish mornings.

To the Rear - From the kitchen there are timber wooden steps leading down to a low maintenance, sunny aspect garden which is ideal for hosting and entertaining. Features include porcelain paving slabs with glass balustrade surround, stone chipping pathway, power sockets, outdoor lighting and water butt. Access available to both the side and garage.

#### Garage

Expansive ground floor garage sizeable to house multiple vehicles. Electric roller door. Smoke sensor. Carbon monoxide detector. Combination boiler housed. Ample power sockets. Plumbing and space for freestanding washing machine and tumble dryer. Consumer unit housed. UPVC frosted double glazed door leading to the rear garden.

#### Parking

There is driveway parking for two vehicles in addition to the ample space within the sizeable garage. The driveway is bricked paved with feature wall lighting and decorative potted plants.

#### Services

The property is connected to mains water, electricity, gas and drainage. The combination boiler is housed in the garage. The property falls within Council Tax Band C. The property tenure is freehold. Copper broadband however fibre broadband is available within the area.

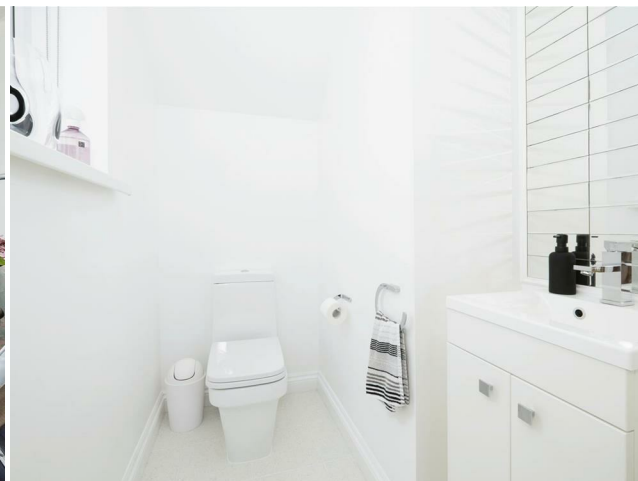
#### Directions

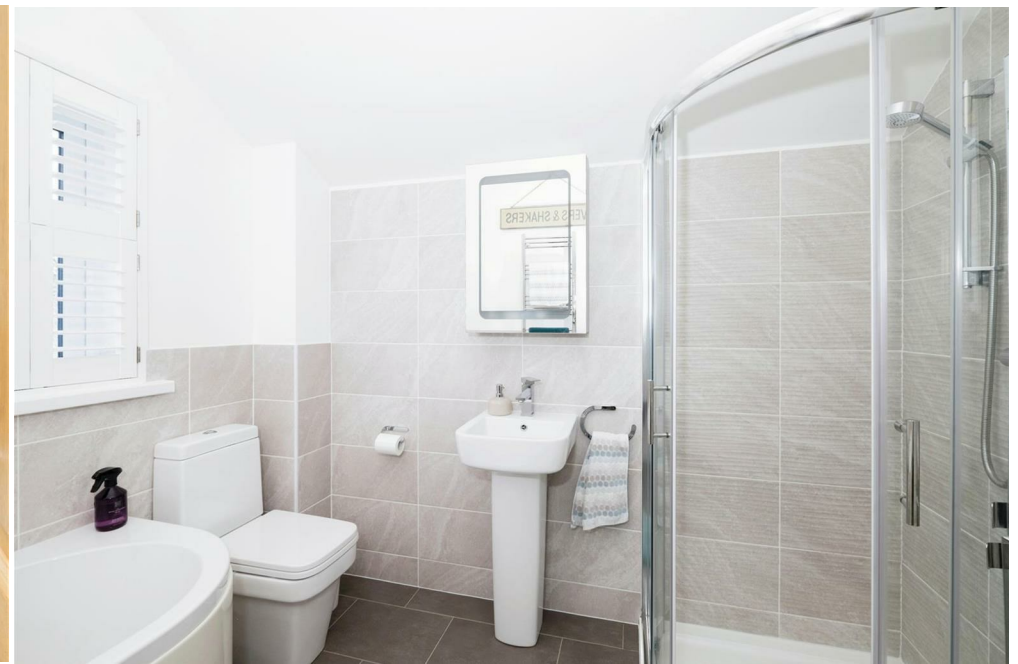
From the Millerson Hayle office head along Fore Street before bearing left onto Leathlean Lane which runs parallel to the recreational park. Take the next left on to Glebe Row and follow along where the property will then be found on your right hand side and clearly identifiable with a round Millerson 'FOR SALE' board. A member of the team will be there to meet you and please note to remove your shoes for the viewing.

#### Material Information

Verified Material Information

Council Tax band: C  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: B  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: None  
Broadband: ADSL copper wire



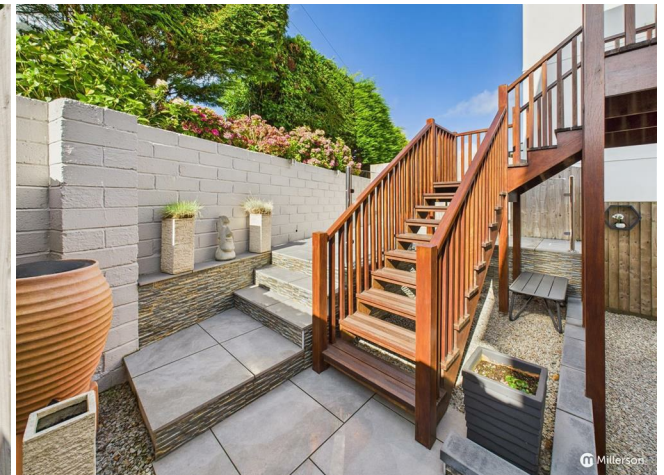
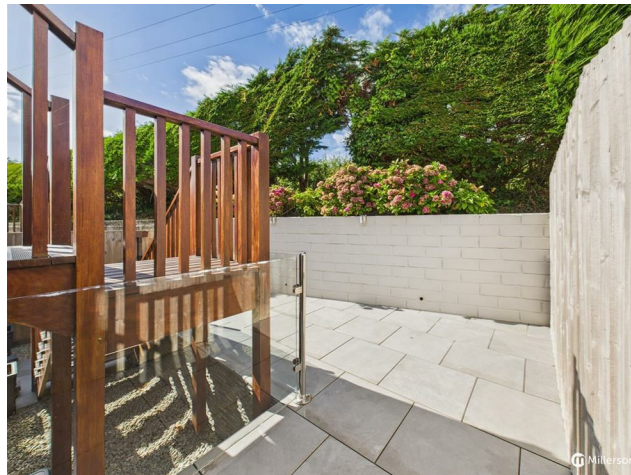


Glebe Row, Phillack, Hayle, TR27 5AJ

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Garage, Driveway, and Off Street  
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: Yes  
Historical flooding: No  
Flood defences: Yes - Flood gates installed in Estuary as part of the Environment Agency plan.  
Coastal erosion risk: Yes  
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

Floor 1



Floor 2

**Approximate total area<sup>m</sup>**

1313 ft<sup>2</sup>

122.2 m<sup>2</sup>

**Balconies and terraces**

46 ft<sup>2</sup>

4.3 m<sup>2</sup>

(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**

50 Fore Street  
Hayle  
Cornwall  
TR27 4DY

E: hayle@millerson.com

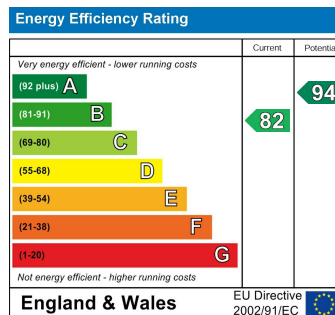
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