



Angarrack Mews

Angarrack

Hayle

TR27 5JP

Offers In The Region Of  
£320,000

- AN IMMACULATE TWO BEDROOM COTTAGE
- EXTENSIVELY REFURBISHED BY THE CURRENT VENDORS TO A VERY HIGH STANDARD
  - OPEN PLAN LIVING ACCOMMODATION
  - WOOD BURNING STOVE
  - MODERN FITTED KITCHEN
  - OFFICE / UTILITY ROOM
  - LUXURIOUSLY APPOINTED BATHROOM
- PARKING FOR ONE CAR
- POPULAR VILLAGE LOCATION
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 755.00 sq ft



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#### PROPERTY DESCRIPTION

An impeccably presented, two bedroom cottage which has been extensively refurbished by the current vendors to an extremely high standard throughout.

The accommodation briefly comprises; an attractive entrance porch, leading into a spacious open plan lounge, kitchen, diner. Fitted with a modern, well equipped kitchen, oak engineered herringbone flooring and a feature wood burning stove. Situated off the open plan living area is a office / utility room with large roof light providing plenty of natural lighting to this room. Access from this room leads to a small rear courtyard with outside shower.

The first floor comprises of two bedrooms and superbly appointed family bathroom. To the front of the property there is a low maintenance, courtyard style, enclosed garden finished with an attractive, resin bound gravel flooring. Two wooden sheds provide useful secure storage. There is allocated parking for one car directly in front of the property. An internal viewing of this delightful cottage is sure to impress! Phone now to arrange your viewing appointment.

#### LOCATION

Angarrack is a highly regarded and popular Village which is famed for its Christmas lights, and local Public Inn (The Angarrack Inn). The most prominent landmark within the village is the Angarrack Viaduct: an 11-arch granite structure carrying the Cornish main railway line across the valley. The Village is well placed for access to the A30 and nearby towns such as Hayle and Camborne which both offer Primary and Secondary Schools, large brand supermarkets and several independent shops.

Double glazed, insulated composite stable door opening into...

#### ENTRANCE PORCH

Heated tiled flooring, space for coats and shoes, double glazed window to the side, attractive feature granite lintel, double glazed door into...

#### OPEN PLAN LOUNGE/KITCHEN/DINER

A spacious open plan room with an attractively fitted kitchen fitted with a range of base units with contrasting seamless stone composite work surfacing over.

Space for a Smeg Freestanding range style cooker (available via separate negotiation). Stainless steel splash back, and stainless steel extractor with integrated lights above. Fitted wooden shelving. Integrated wine cooler fridge, Bosch integrated fridge and dishwasher, attractive oak engineered, herringbone flooring, double glazed window to the front with deep window cill.

Lounge/diner: oak engineered flooring, space for dining table and chairs, double glazed window to the front with a deep window cill, wood burning stove, three wall lights, steps up and carpeted stairs to first floor level.

#### OFFICE / UTILITY ROOM

Oak engineered flooring, electric radiator, double glazed door to the side. Space for washing machine, and tumble drier, two fitted shelves, integrated AEG fridge freezer, and a useful built in larder cupboard.

Quartz work top with undermount Belfast sink, electric radiator, inset ceiling spot lights, an electrically operated roof light providing plenty of natural light to this room.

Carpeted stairs with attractive oak hand rail, double glazed window to the side, leading to..

#### FIRST FLOOR LANDING

Fitted, quality 100% Welsh lambs wool carpet, door into...

#### BEDROOM 1

Fitted wool carpet, double glazed window to the front, two wall lights, loft access, built in wardrobes with LED lighting above, and shelving unit to the side.

#### BEDROOM 2

Fitted wool carpet, double glazed window to the front, electric radiator, built in wardrobe and shelving unit.

#### BATHROOM

A luxuriously appointed bathroom suite comprising, shower cubicle with fixed over head drencher and separate hand shower, illuminate recessed niche providing useful storage, bifold glass doors, inset ceiling lights.

Bath with overflow filler and wall mounted hand shower and taps, concealed cistern w/c with push button flush, double glazed obscured window to the rear, circular wash hand basin, with wall mounted taps and spout, circular illuminated mirror, tiled walls, and flooring (electric under floor heating)

#### OUTSIDE

The property is approached via shared driveway with allocated parking provided for one car.

Gated access leads onto...

#### FRONT GARDEN

Enjoying a sunny aspect and attractively laid to resin bound permeable gravel. with inset spotlights. There are two timber sheds providing useful storage with a covered log store in between.

There is an outside shower, and outside tap, space for a table and chairs, making this an ideal spot for alfresco dining.

The property is accessed via a beautiful, oak framed porch with slate roof..

#### REAR

Access via the rear office /utility room leads onto a rear small rear courtyard space. With resin bound permeable gravel flooring and outside shower.

#### SERVICES

Mains water, electricity and drainage. Electric heating plus a wood burning stove, located in the living room.

#### DIRECTIONS

From our office in Hayle, turn left along Fore Street, heading out of Hayle towards the A30. At the Loggans Moor roundabout take the third exit and at the mini roundabout take the first exit onto Marsh Lane, travel along this road into the village of Angarrack. The property will soon be seen on you right hand side.

#### AGENTS NOTE

Our clients inform us that they will be installing photovoltaic (PV) panels to the rear roof elevation. There is also external wiring to the front of the property for the installation of a EV charger. Please contact our office for further information. 01736 754115.

#### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

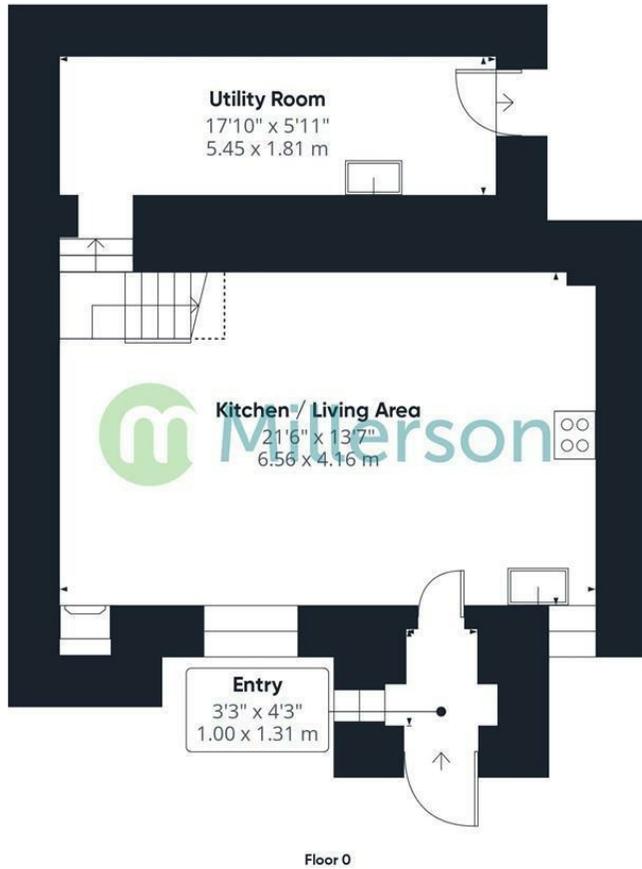


Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Room heaters only is installed.  
Heating features: Double glazing, Wood burner, and Underfloor heating  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great  
Parking: Allocated  
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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Open Government Licence v3.0.

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<sup>(1)</sup>**

755 ft<sup>2</sup>  
70.1 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
1 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

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

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