

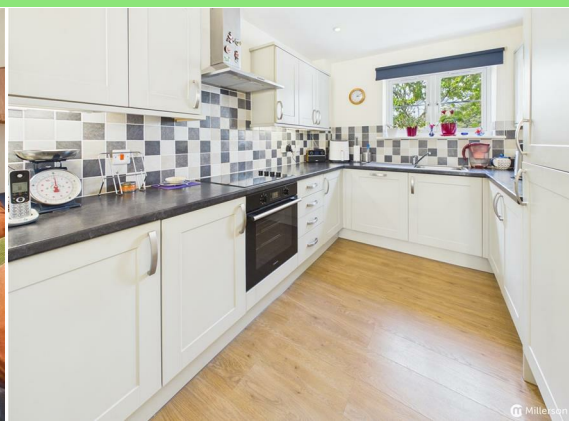


Turnpike Road Connor Downs Hayle

TR27 5FF

Asking Price £460,000

- EXCEPTIONAL DETACHED MODERN HOME ARRANGED OVER THREE FLOORS
- 4 BEDROOMS - SECOND FLOOR MASTER SUITE WITH EN SUITE SHOWER ROOM & SEPARATE DRESSING ROOM
- LOUNGE WITH BOX BAY WINDOW OVERLOOKING REAR GARDEN
 - KITCHEN/DINING ROOM
- UTILITY ROOM AND SEPARATE CLOAKROOM
 - FAMILY BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
 - INTEGRAL GARAGE
- THOUGHTFULLY LANDSCAPED REAR GARDEN
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - E

Floor Area - 1700.00 sq ft



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2



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B81

PROPERTY DESCRIPTION

A beautifully presented and substantial family home, arranged over three floors and ideally situated in the heart of this popular village. Offering light, spacious, and well-balanced accommodation throughout, the property is perfectly suited to modern family living and is ready to move straight into.

The ground floor features a good-sized lounge along with a well-appointed kitchen/dining room, complete with patio doors opening onto a sunny rear patio—ideal for entertaining—with steps leading up to a lawned garden. The garden itself is a particular highlight, being fully enclosed and thoughtfully planted with a variety of mature trees, shrubs, and flowers. In addition, there is a utility room, a separate cloakroom, and internal access to the integral garage.

On the first floor, there are three well-proportioned bedrooms served by a family bathroom, while the second floor is dedicated to an impressive master suite, benefitting from its own en suite shower room and a walk-in wardrobe/dressing room.

Externally, the property offers a paved driveway to the front providing off-road parking for two vehicles. Further benefits include gas central heating and double glazing throughout.

This is a home that requires no work and presents an ideal opportunity for a growing family seeking space, comfort, and convenience in a desirable village location.

LOCATION

Tremedhyk Terrace sits in the village of Connor Downs, a friendly and well-connected spot in west Cornwall. The village has a relaxed, community feel, with a petrol station with a local shop, pub, primary school, as well as a WI Hall and the popular Trevaskis Farm shop and restaurant, making it a convenient and well-served place to live day to day. Its position just off the A30 also means it's easy to get around, whether you're heading further into Cornwall or commuting nearby.

One of the real highlights of living here is how close you are to the coast. Gwithian Beach is only a short drive or bus ride away and is known for its wide, golden sands, rolling dunes, and popular surf conditions. It's also a fantastic spot for walks and sunsets, with sweeping views across the bay towards the iconic Godrevy Lighthouse sitting on its rocky headland just offshore.

The nearby town of Hayle adds to the appeal, offering a good range of shops, supermarkets, and places to eat, as well as a train station for easy travel further afield. Hayle's harbour and long sandy beaches make it a lovely place to spend time, and having it so close by gives you the best of both a quiet village setting and easy access to everything you might need.

ACCOMMODATION COMPRISES:

ENTRANCE HALL

Obscure double glazed door. Stairs rising to first floor. Doors to integral garage, utility room and lounge. Radiator. Alarm control panel. Wood flooring.

INTEGRAL GARAGE

Up and over door, Power and light connected. Gas boiler and electric fuse box.

UTILITY ROOM

Fitted with a range of base, wall and drawer units with work surface over. Inset stainless steel sink unit and drainer with mixer tap over. Space and recess for washing machine. Wood flooring.

CLOAKROOM

Obscure double glazed window to side. Low level WC. Pedestal wash hand basin. Radiator. Wood flooring.

LOUNGE

Good sized room. Double glazed box bay window overlooking rear garden. Radiator. Wooden glazed doors into....

KITCHEN/DINING ROOM

KITCHEN AREA - Double glazed windows to front. Fitted with a range of Shaker style wall, base and drawer units with work surfaces over and tiled surrounds. Inset stainless steel sink unit and drainer with mixer tap over. Built in electric oven and hob with extractor hood over. Integrated dishwasher, fridge and freezer. Breakfast bar area with space for two bar chairs. Wood flooring.

DINING AREA - Double glazed French doors opening onto rear patio and garden. Space for dining table and chairs. Radiator. Wood flooring.

FIRST FLOOR

LANDING

Stairs to second floor. Radiator. Doors off to bedrooms and family bathroom. Storage cupboard.

BEDROOM 2

Double glazed box bay window overlooking rear garden. Radiator.

BEDROOM 3

Double glazed windows to front with distant countryside views. Radiator. Storage cupboard/wardrobe. Currently used as a first floor lounge.

BEDROOM 4

Double glazed window overlooking rear garden. Radiator. Currently used as an office.

FAMILY BATHROOM

Obscure double glazed windows to rear with deep window sill. Panelled bath with central mixer tap and mains fed shower over. Glazed shower screen and tiled surrounds. Pedestal wash hand basin. Low level WC. Shelved airing cupboard. Heated towel rail. Shaver point. Inset spotlights.

SECOND FLOOR

Obscure glazed window to side.

MASTER BEDROOM

A light and spacious dual aspect room. Double glazed window to front enjoying distant countryside views. Two velux roof windows to rear. Radiator. Eaves storage space. Doors to en suite shower room and dressing room.

MASTER EN SUITE

Obscure double glazed window to front. Glazed shower cubicle with electric shower over. Panelled walls and central sliding doors. Low level WC. Pedestal wash hand basin. Heated towel rail and shaver point. Inset spotlights.

MASTER DRESSING ROOM

Velux roof light to rear. Shelving to one side. Hanging space.

OUTSIDE

FRONT

Paved driveway with parking for two cars. Gated access to rear gardens to both sides. Bordered area with a selection of plants.

REAR

The rear garden is a real highlight of the home and has clearly been lovingly looked after. There's a paved patio area just outside the house, perfect for a table and chairs and ideal for sitting out or entertaining in the warmer months. From here, steps lead up to a neatly kept lawn, creating a lovely sense of space.

The garden itself is enclosed and feels private, with a great mix of mature trees, established shrubs, and colourful planting that brings interest throughout the year. A central tree provides a natural focal point and a bit of shade, while the borders and stone walling add character and charm. It's a really pleasant, well-balanced outdoor space that's perfect for both relaxing and enjoying time with family and friends.



SERVICES

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

DIRECTIONS

From our office turn left and proceed out of Hayle. At the Carwin Rise roundabout take the second exit towards Connor Downs. Continue up the hill and you will enter the village. Go past the WI Hall and petrol garage on your left. After approximately 200 meters turn left, signposted to the Doctors Surgery. Follow the road around to the left (Tremedhyk Terrace) and the property is located on your left.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Number and types of room: 4 bedrooms, 2 bathrooms, 1 reception

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great

Parking: Allocated, Garage, Off Street, and Private

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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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.



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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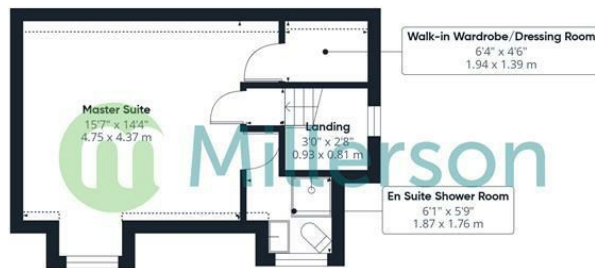
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Material Information



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me!



Floor 0



Floor 2

Approximate total area⁽¹⁾

1700 ft²
157.8 m²

Reduced headroom

35 ft²
3.2 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.

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