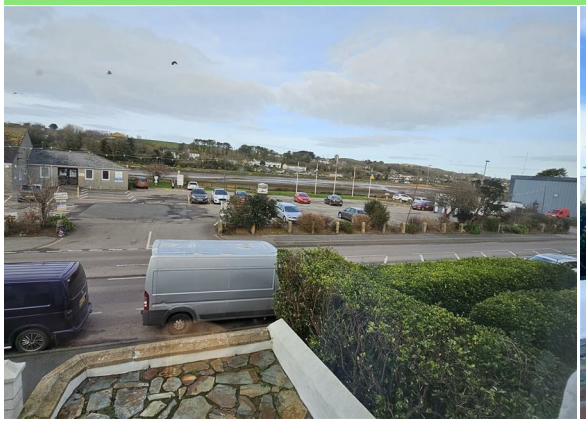
Commercial Road

Hayle

TR27 4DH

Asking Price £320,000

- A THREE BEDROOM CHARACTER PROPERTY
- LONG REAR GARDEN
- LARGE GARAGE / WORKSHOP
- OFF ROAD PARKING
- VIEWS TOWARDS COPPERHOUSE POOL
- PROPOSED PLANNING APPLICATION FOR DORMER AND GARAGE EXTENSION
- INTERNAL VIEWING RECOMMENDED
- WOOD BURNING STOVE
- RECENTLY RENOVATED SHOWER ROOM
- SCAN QR FOR MATERIAL INFORMATION



Millerson
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1218.00 sq ft

3

1

2

C72

PROPERTY DESCRIPTION

A delightful three-bedroom character cottage enjoying an enviable position overlooking Copperhouse Pool. The accommodation benefits from gas central heating and is thoughtfully arranged throughout. The ground floor comprises a welcoming entrance hall, a charming dining area, a cosy sitting room featuring a woodburning stove, and a well-appointed kitchen fitted with an extensive range of units. To the first floor are three bedrooms and a recently renovated, contemporary shower room. Externally, the property truly comes into its own. To the rear lies a superb, generously sized garden — a real gem — featuring a patio area ideal for outdoor dining, a further terraced seating area, and a long lawned garden leading to two useful timber sheds. In addition, there is a substantial block-built garage and workshop with rear access, along with parking for numerous vehicles.

LOCATION

Hayle is a small coastal town in Cornwall, England, known for its sweeping sandy beaches, wildlife-rich estuary, and industrial heritage. It sits at the mouth of the River Hayle, opening into the beautiful St Ives Bay. The town offers a array of small local shops and businesses as well as some larger retailers such as ASDA, Marks and Spencers food hall, Boots and other retail outlets. The main A30 provides good links East towards Truro and Devon beyond. Hayle also has a mainline railway station on the main Penzance / London Paddington line.

THE ACCOMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into..

ENTRANCE VESTIBULE

Tiled floor, door into..

ENTRANCE HALLWAY

Laminate flooring, heating radiator, fitted dado rail, space for coats and shoes. Carpeted stairs to first floor level. Open into..

DINING AREA

16'2" x 10'6" (maximum inc stairs) (4.94 x 3.20 (maximum inc stairs))
Laminate flooring, useful understairs storage area, two recessed glass display units, double glazed door to the rear. Open into..

LIVING ROOM

14'3" x 10'0" (4.35 x 3.06)
Fitted carpet, feature granite fireplace with wood burning stove on a slate hearth, two alcoves either side, double glazed window to the front.

KITCHEN

14'11" x 6'11" (4.54 x 2.10)
Fitted with a range of shaker style base and wall mounted units with roll top work surface over. Integrated fridge/freezer, and slimline dishwasher. Sink and drainer with mixer tap, double glazed window to the side. Space for freestanding cooker with extractor above, space for washing machine and tumble drier. Two double glazed windows to the side, cupboard housing combination gas boiler, two glass display cabinets, two spot light rails, tiled floor, obscured double glazed door to side.

.

From the dining room, carpeted stairs lead to...

FIRST FLOOR LANDING

Fitted carpet, built in storage area.

BEDROOM 1

14'4" x 10'10" (4.38 x 3.30)
Fitted carpet, double glazed window to the front with views towards Copperhouse Pool, heating radiator.

BEDROOM 2

11'11" x 10'7" (3.64 x 3.22)
Fitted carpet, double glazed window to the rear with window seat and views of the rear garden, loft hatch.

BEDROOM 3

7'8" x 7'3" (2.34 x 2.22)
Fitted carpet, double glazed window to the rear, heating radiator.

SHOWER ROOM

7'4" x 4'10" (2.24 x 1.48)
Recently refurbished shower cubicle with electric shower and glass door. Low level W/C, pedestal wash hand basin, tiled splash back, vinyl flooring, tiled walls and ceiling and window to side aspect, extractor fan.

REAR GARDEN

A particularly long, tiered rear garden, offering a sunny aspect and laid mainly to lawn with timber shed. Steps from the garden lead down to a paved patio area, enclosed by metal railings. Steps down to a further enclosed patio area with door into kitchen.

GARAGE/WORKSHOP/PARKING

22'4" x 14'6" (6.81 x 4.43)
Situated at the top end of the garden and accessed via a rear service lane with parking opposite the garage for up to three cars. The garage has light and power supplied, fitted with an up and over door, double glazed window to the front and double glazed pedestrian door to the side. There is a pathway to the side of the garage which leads onto the garden.

AGENTS NOTE

Our clients have had planning application for a proposed loft conversion, with dormers and internal alterations and and proposed garage extension to create workshop and associated works. Further details on this application can be found on the Cornwall Planning website https://planning.cornwall.gov.uk/online-applications/
Ref No.PA23/06740. Gas Boiler located in Kitchen, installed 2021. Mains Water, Electricity, Gas and Drainage.

DIRECTIONS

From our office in Hayle, turn right and proceed west towards the Foundry

end of town. Continue past the fire station, and you will see a council car park on your left-hand side. The property is located directly opposite the car park.

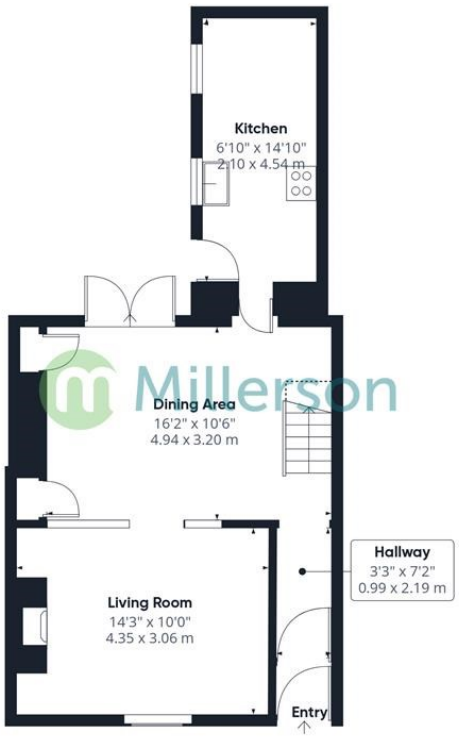
MATERIAL INFORMATION

Verified Material Information:

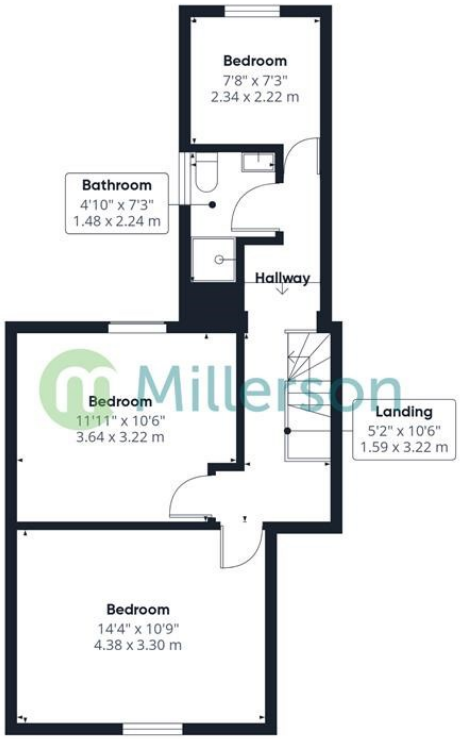
Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: C
Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Garage, On Street, Off Street, Rear, 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

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the 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.



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

1218 ft²

113.2 m²

Reduced headroom

7 ft²

0.7 m²

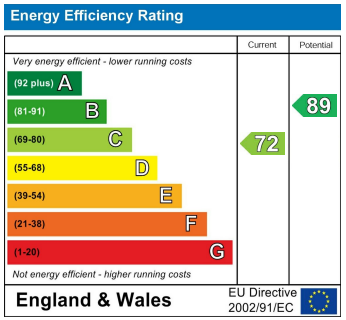
(1) Excluding balconies and terraces

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

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

Scan QR Code For Material Information

Scan me!

Millerson
millerson.com