



Grist Lane
Angarrack
Hayle
TR27 5HZ

Offers In The Region Of
£500,000

- A VERY WELL PRESENTED THREE BEDROOM FAMILY HOME
- P.P FOR CONVERSION OF GARAGE TO AN ADDITIONAL RECEPTION ROOM/BEDROOM
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- LOUNGE WITH BALCONY ENJOYING VIEWS OF THE VILLAGE
 - INTEGRAL GARAGE
- IMPRESSIVE OPEN PLAN KITCHEN / BREAKFAST ROOM
 - TIERED REAR GARDEN
- HIGHLY REGARDED VILLAGE LOCATION
 - EPC:D65
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - D

Floor Area - 1534.00 sq ft



3



2



1



D65

PROPERTY DESCRIPTION

A very well presented and spacious, three bedroom (principal with ensuite shower) detached family home, refurbished and modernised by the current vendors to a high standard throughout.

The accommodation briefly comprises; entrance hallway, staircase rising to first floor level and door into garage.

An open plan kitchen / breakfast room with an attractive contemporary fitted kitchen and direct access onto the rear garden.

Three bedrooms and a family bathroom, the principal bedroom offers a well appointed ensuite shower room. The living room features a wood burning stove, plus access onto an enclosed balcony offering delightful views across the Village.

The property includes an integral garage / utility room providing useful, additional storage.

To the front of the property there is ample offroad parking. The front garden is laid to lawn, whilst the rear, tiered garden has been landscaped and offers a large patio area with a built in store room to the side.

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.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

ENTRANCE HALLWAY

Tiled flooring, two heating radiators, Door into integral garage/utility room.

Carpeted stairs to first to...

FIRST FLOOR LANDING

Fitted carpet, glazed doors leading into the kitchen, door leading into...

LOUNGE

A particularly light and airy room with oak engineered flooring, radiators, double glazed window to the front and rear aspect, two wall lights, feature wood burner, double glazed French doors leading onto the balcony with tiled floor and metal balustrade offering superb views across Angarrack Village and towards the Viaduct.

KITCHEN / BREAKFAST ROOM

A most spacious, open plan kitchen / breakfast room with a modern fitted kitchen offering ample storage with attractive quartz work surfacing over, stainless steel under counter sink with mixer tap and quartz splash back.

Space for freestanding range style cooker with quartz splash back and wall mounted extractor, inset ceiling spot lights, two vertical radiators, herringbone style LVT flooring, double glazed window to the side. Ample space for a large dining table and chairs.

Double glazed, sliding patio doors leading onto the rear garden.

BEDROOM

Fitted carpet, radiator, double glazed window to the front aspect, door leading into...

EN-SUITE SHOWER ROOM

Fitted with a contemporary white suite, comprising low level w/c with push button flush, wall mounted wash hand basin with monobloc tap and vanity unit below, tiled splash back, vertical radiator, obscured double glazed window to the side.

Shower enclosure with wall mounted controls, drencher head, wand attachment, niche providing storage, glass shower screen and tiled surround.

BEDROOM

Fitted carpet, double glazed window to the side, inset ceiling spot lights, radiator, build in wardrobes.

BEDROOM

Fitted carpet, double glazed window to the front, radiator.

FAMILY BATHROOM

Attractively fitted with a white suite comprising, bath with mixer tap, tiled surround, inset ceiling spot lights, radiator, two built in storage shelves, step down to wash hand basin with monobloc tap, vanity unit below, tiled splash back, obscured double glazed window to the rear, low level w/c with push button flush, sloping ceiling, part wood panelled wall.

OUTSIDE

The property is accessed via a driveway, providing offroad parking for two cars, leading to...

INTEGRAL GARAGE

A spacious garage, fitted with an up and over door, window to the side, space and plumbing for washing machine and tumble drier, fitted with a range of base and wall mounted storage cupboards, stainless steel, one and half bowl sink and drainer with mixer tap.

The property benefits from planning and build regulations approval for the conversion of the garage into another reception room / bedroom as well as a lean-to porch to sit outside of the current front door.

Further information and plans can be found on the Cornwall Council Planning website under reference PA23/07203.

FRONT GARDEN

The front garden has been landscaped and laid to lawn with mature flower beds and hedging.



REAR GARDEN

The rear tiered garden offers a high degree of privacy, enjoying a sunny aspect with a large patio area, ideal for alfresco dining. The raised garden area is accessed via steps at either end of the patio.

To the far end of the patio is a built in store room, providing useful, secure storage.

SERVICES

Services: Mains electricity, water, foul drainage, surface water drainage and oil central heating.

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, take the next turning on your right, the property will be seen on your left hand side.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: D

The building

Detached house, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Oil central heating

Heating features: Double glazing and wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone good, Three great, EE great

Parking: Driveway

Not in a controlled parking zone

Disabled parking available

Risks and restrictions





Grist Lane, Angarrack, Hayle, TR27 5HZ

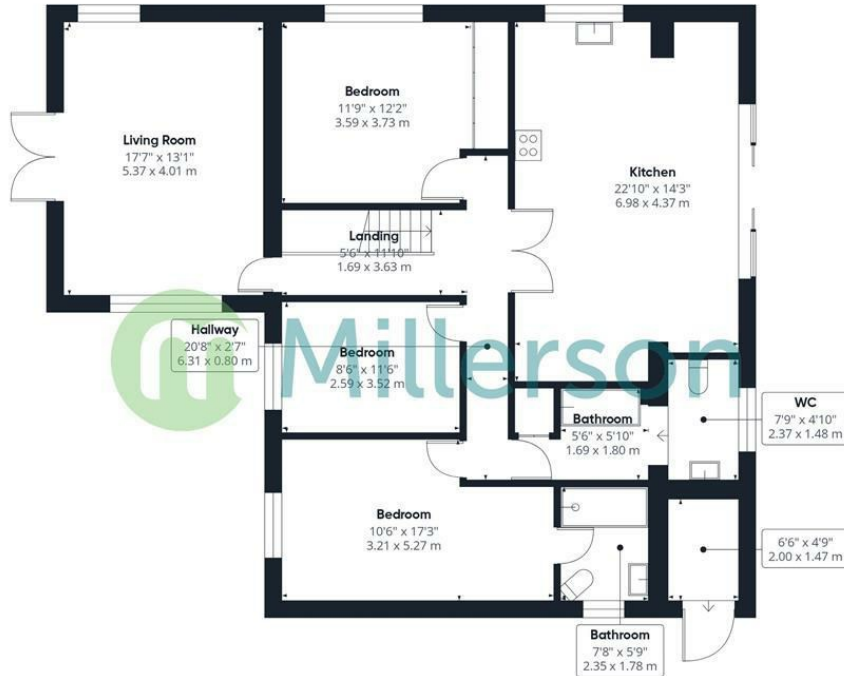
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes

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



Floor 1



Approximate total area⁽¹⁾
 1534 ft²
 142.5 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

50 Fore Street
 Hayle
 Cornwall
 TR27 4DY

E: hayle@millerson.com
 T: 01736 754115
 www.millerson.com

Scan QR For Material Information



Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Millerson
 millerson.com