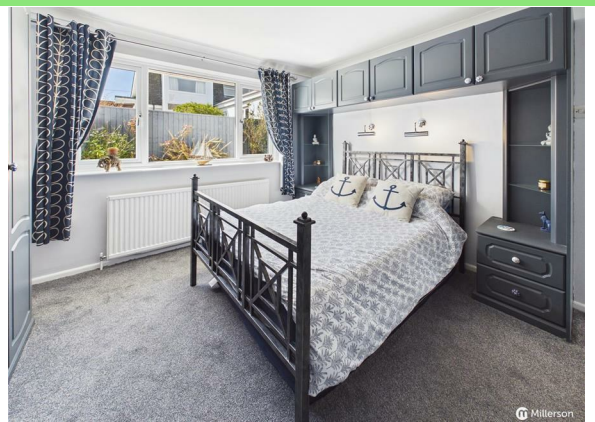
Mellanear Close

Hayle

TR27 4QU

Asking Price £475,000

- DETACHED SPLIT LEVEL BUNGALOW
- EXCEPTIONAL STANDARD THROUGHOUT
- 4 GENEROUSLY PROPORTIONED BEDROOMS
- VERSATILE MASTER SUITE OFFERING POTENTIAL FOR SELF CONTAINED ANNEXE ACCOMMODATION
- OPEN-PLAN KITCHEN AND DINING SPACE * INVITING AND COMFORTABLE LOUNGE
- NO ONWARD CHAIN
- GAS CENTRAL HEATING AND DOUBLE GLAZING FOR YEAR ROUND COMFORT
- GARAGE COMPLETE WITH EV CHARGER PLUS AMPLE DRIVEWAY PARKING
- STUNNING WRAP AROUND CORNER GARDENS WITH SUMMERHOUSE/BAR WITH DECKED ENTERTAINING AREA
- SCAN QR CODE FOR MATERIAL INFORMATION



Millerson
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1087.00 sq ft

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PROPERTY DESCRIPTION

This elegant detached split-level bungalow offers a superb blend of style, space and versatility, making it an ideal family home while also presenting excellent potential for multi-generational living. It is being sold with no onward chain and is beautifully presented throughout. The property features four well-proportioned bedrooms and a welcoming layout designed for both comfort and practicality. A particular highlight is the impressive master suite, currently arranged as a spacious double bedroom with French doors opening onto a private patio area, alongside a dressing room and a modern en suite shower room. This space offers exciting scope to be reconfigured into a self-contained annexe, with the existing bedroom providing a lounge/kitchen area, the dressing room adapted into a single bedroom, and the en suite retained—subject to any necessary consents—benefiting further from its own independent access.

The home is thoughtfully equipped for modern living, including gas central heating, double glazing, a recently installed Drymaster positive ventilation system, an alarm system, and Hive smart internet connectivity. Externally, the property occupies a generous corner plot with well-maintained lawned gardens wrapping around the home. A standout feature is the charming summerhouse, currently styled as a unique bar complete with a distinctive VW van installation, complemented by a decked seating area —perfect for entertaining while enjoying far-reaching views over the surrounding farmland and open countryside.

LOCATION

Mellanear Close enjoys a peaceful residential setting on the edge of Hayle, yet is within a 10 minute walk to the harbour and 15 minutes to the beach. The historic coastal town is steeped in industrial heritage and natural beauty. Once a thriving centre for copper smelting and foundries during Cornwall's mining heyday, Hayle has evolved into a vibrant seaside community while still retaining echoes of its past in its characterful streets and harbour area.

Today, the town offers an excellent range of day-to-day amenities, including supermarkets, independent shops, cafés, and well-regarded primary and secondary schools. Hayle is perhaps best known for its stunning three miles of golden sandy beaches, stretching towards Godrevy Point, popular for walking, surfing, and enjoying far-reaching coastal views.

For commuters and those looking to explore further afield, Hayle benefits from a mainline railway station with direct links to Penzance and connections to London, as well as easy access to the A30. The nearby town of St Ives, famed for its art scene and picturesque harbour, is just a short drive away.

Combining a rich historical backdrop with excellent modern conveniences, Mellanear Close offers a desirable setting for those seeking a relaxed coastal lifestyle within a well-connected Cornish community.

ACCOMMODATION COMPRISES

All dimensions are approximate and measured by LIDAR

ENTRANCE PORCH

Composite front door. Tiled floor. Coat hanging space. Wooden door and obscure glazed window into....

KITCHEN/DINING ROOM

A light and spacious open plan kitchen/dining room. Two double glazed windows to front giving far reaching farm and countryside views. Range of built in base, wall and drawer units with work surfaces over and tiled surrounds. Built in composite kitchen sink and drainer with extendable hose mixer tap over. Built in gas hob with extractor hood over. Built in electric oven and microwave. Space for washing machine, dishwasher and American style fridge freezer. Space for dining table and chairs. Double glazed door to side. Vaulted beamed ceiling. Radiator. Four steps to split level. Door to....

LOUNGE

Large double glazed window to front with far reaching farm and countryside views. Further high level double glazed window to side. Feature vaulted beamed ceiling. Fitted gas fire with slate hearth and wooden mantle shelving over. Recesses to either side. Radiator.

LANDING

Doors off to bedrooms, master suite, bathroom and separate WC. Access hatch to loft. Radiator.

BEDROOM 1

Double glazed window overlooking rear garden. Radiator. Fitted with built in wardrobes and over bed storage.

BEDROOM 2

Double glazed window overlooking rear garden. Radiator.

SEPARATE WC

Low level WC with sink over cistern. Airing cupboard housing hot water tank. Tiled floor.

FAMILY BATHROOM

Obscure glazed windows to side. A sleek, fully panelled bathroom finished with contemporary waterproof wall panels for a modern, low-maintenance look. Panelled bath with glazed shower screen and shower over. Oblong sink unit with mixer tap over and storage cupboard below. Heated towel rail. Tiled floor.

BEDROOM 4

Double glazed window to side. Radiator. Currently used as a home office.

MASTER SUITE

Potential annexed accommodation

BEDROOM

Double glazed French doors to patio seating area. Double glazed window to rear. Radiator. This versatile room offers the potential to be reconfigured as a stylish open-plan kitchen, living, and dining space. Door to....

DRESSING ROOM

Double glazed window to side. Fitted with wardrobes. Radiator. This room also offers potential to serve as a bedroom within a self-contained annexe.

EN SUITE SHOWER ROOM

Obscure double glazed window to side. Walk in glazed shower cubicle with shower over. Contemporary fitted vanity unit, cleverly incorporating the wash basin and a concealed WC cistern, providing both storage and a sleek, uncluttered finish. Waterproof wall panelling. Heated towel rail. Tiled flooring. Inset spotlights.

OUTSIDE

The property is approached over a driveway with parking for 2 cars. Access to garage. Gate leading to front door and gardens.

GARAGE

Up and over door. Double glazed pedestrian door to small patio courtyard . Worcester Bosch gas boiler. EV charger point.

SUMMERHOUSE/BAR

Wooden summer house with part glazed doors opening onto decked seating area. Windows to either side. Currently configured as a bespoke home bar, offering a unique and sociable entertaining space. The interior is fully lined with wooden panelling. A standout feature is the custom-built bar, designed with a retro styled classic camper van, complete with integrated shelving and serving area.. This versatile space could easily be adapted for use as a garden office, studio or hobby room.

The raised decked terrace positioned alongside the summerhouse is finished in a contemporary grey composite, offering a low-maintenance and durable surface, enclosed with stylish post-and-rope balustrading for a subtle coastal feel and enjoying far reaching farm and countryside views

GARDENS

The property sits on a generous corner plot, fully enclosed by mature hedging and fencing, offering both privacy and charm. Expansive lawned gardens wrap around the front and side, complemented by patio seating areas at the front and rear, providing multiple sunny spots to relax and entertain.

Well-established plant and shrub borders add character and colour, while practical features include an external water tap and power supply. To the side of the bungalow, behind the garage, there is a wooden shed with power and lighting, alongside a small patio courtyard ideal for bin storage.

SERVICES

Mains gas, electricity, water and drainage. The gas boiler is located in the garage.

DIRECTIONS

From our office turn right and proceed through the town towards Foundry Square. At the mini roundabout, take the first left onto the B3302. Continue on Foundry Hill, passing the Millpond on your left hand side. Continue around the corner onto Mellanear Road and take the second turning on the left into Mellanear Close. Bear around to the right and follow the road around. Number 22 will be located on the corner on your left, indicated by a Millerson For Sale board.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: D
Tenure: Freehold
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: Survey Instructed
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: Air conditioning and Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, 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: 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.

Approximate total area[1]

1087 ft²

101 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.

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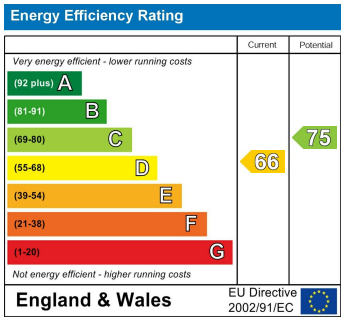

Needing To Sell?

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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