Baileys Meadow

Hayle

TR27 4FA

Asking Price £450,000

- AN IMPECCABLY PRESENTED 4/5 BEDROOM DETACHED FAMILY HOME
- DOUBLE GARAGE
- ENSUITE TO BEDROOM ONE
- SEPARATE UTILITY ROOM
- LANDSCAPED REAR GARDEN
- SPACIOUS OPEN PLAN KITCHEN / DINER/ DAY ROOM
- SITUATED WITHIN A POPULAR RESIDENTIAL DEVELOPMENT
- AN INTERNAL VIEWING IS SURE TO IMPRESS!
- EPC B85
- SCAN QR CODE FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - E

Floor Area - 1593.00 sq ft

4

2

1

B85

PROPERTY DESCRIPTION

An impeccably presented four/five-bedroom double-fronted family home, featuring off-road parking and a double garage. The gas-heated accommodation briefly comprises an inviting entrance hallway, WC/utility room, bedroom/study, and a spacious lounge with double doors opening into a generous, well-equipped open-plan kitchen/diner. To the first floor are four bedrooms, including a master bedroom with ensuite shower room, along with a contemporary family bathroom. Outside, the driveway provides ample off-road parking and access to the double garage. The tiered rear garden enjoys a sunny aspect and offers plenty of space for entertaining or alfresco dining.

LOCATION

Baileys Meadow is a modern, and popular residential development, located in the vibrant coastal town of Hayle, West Cornwall. Set within easy walking or driving distance of the town centre, residents enjoy convenient access to a wide range of amenities including shops, cafés, restaurants, and local services along Fore Street and Commercial Road. Ideal for families, the area is well-served by nearby schools such as Bodriggy Academy (primary) and Hayle Academy (secondary), making it a popular choice for those with children.

A standout feature for this development is its proximity to some of Cornwall's most celebrated beaches. Just a short drive away lies Hayle Towans Beach, part of a stunning 3-mile stretch of golden sands that continues through Gwithian and Godrevy, perfect for swimming, surfing, or coastal walks. The beaches are backed by sand dunes and enjoy panoramic views across St Ives Bay. With excellent road and rail links nearby—including Hayle train station and the A30.
Baileys Meadow combines the tranquillity of a coastal lifestyle with easy access to the wider region, making it an ideal location for families, retirees, or anyone looking to enjoy the best of Cornwall's coastline.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door opening into...

ENTRANCE HALLWAY

A spacious hallway, with tiled flooring, carpeted stairs to first floor level, useful understairs storage cupboard, radiator, door into lounge, and door leading to kitchen.
Door into...

BEDROOM / OFFICE

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

W/C UTILITY ROOM

Tiled flooring, wall hung wash hand basin with tiled splash back, concealed cistern w/c with push flush, fitted work surface with integrated washing machine, built in cupboard with shelving.
Obscured double glazed window to the side.

OPEN PLAN KITCHEN / DINING / DAY ROOM

A most spacious, open plan room.
Kitchen: Attractively fitted with a range of shaker style base and wall mounted kitchen units with wood effect work surfacing over. Stainless steel one and a a half bowl sink and drainer with mixer tap, five ring gas hob, splash back, stainless steel extractor above. Integrated fridge freezer, oven and grill, cupboard housing gas boiler, integrated dishwasher.
Space for dining table and chairs and sofa, glazed double doors leading onto the rear garden.
Glazed double doors leading into...

LOUNGE

Fitted carpet, double glazed box bay window to the front, radiator, door into hallway.

FIRST FLOOR LANDING

Fitted carpet, loft access, cupboard housing hot water cylinder, door into...

BEDROOM

Fitted carpet, double glazed box bay window to the front aspect, built in double wardrobe, radiator, door into...

ENSUITE SHOWER ROOM

Shower cubicle with glass screen, mains fed shower, low level w/c, tiled flooring, concealed cistern w/c, wall hung wash hand basin.

BEDROOM.

Fitted carpet, radiator, built in wardrobe with sliding mirrored doors, double glazed window to the rear enjoying views of the rear garden.

BEDROOM..

Fitted carpet, double glazed window to the rear with garden views, radiator.

BEDROOM...

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

FAMILY BATHROOM

Fitted with a white suite comprising, panel enclosed bath with mains fed shower over, glass shower screen, concealed cistern w/c with push button flush, wall hung wash hand basin with mixer tap, heated towel rail, tiled flooring, obscured double glazed window to the side.

OUTSIDE
The front garden has been designed for low maintenance in mind and laid to gravel with ample space for several potted plants. A central, paved pathway leads to the front door.

PARKING
A driveway provides off road parking for two cars and leads to...

DOUBLE GARAGE
A good sized double garage with two up and over doors to the front, power and light supplied, pitched roof, pedestrian door to the rear leading onto...

REAR GARDEN
The rear garden enjoys a sunny aspect with a large gravelled area with ample space for table and chairs, and additional seating. Timber shed.
Steps lead up to a raised garden area, which is laid to lawn, enclosed by fencing. Further steps lead to a large paved area with space for a table and chairs, making this the ideal spot for alfresco dining.

SERVICES
The property is connected to mains gas, electricity, water and drainage. It is heated via a combination gas fired boiler which is located in the kitchen.

DIRECTIONS
From our office in Hayle, turn left along Fore Street and take the next right onto Lower Church Street, and into Higher Church Street. At the junction, turn left along Bodriggy Street and at the next junction, turn right and proceed under the viaduct and follow the road around to the right. Continue up the road and into Longcroft Road, turn right at the junction and the property will soon be seen on your left hand side.

MATERIAL INFORMATION
Verified Material Information:

Council Tax band: E
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: B

Baileys Meadow, Hayle, TR27 4FA

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 - Good, Vodafone - Great, Three - Great, EE - Great
Parking: Driveway and Garage
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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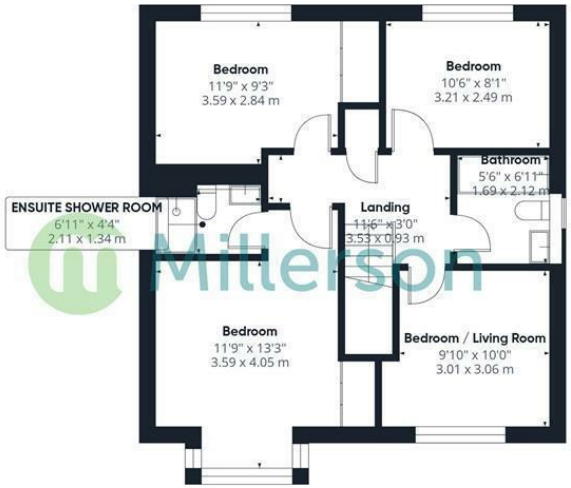
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor 0



Floor 1

Approximate total area(1)

1593 ft²

147.9 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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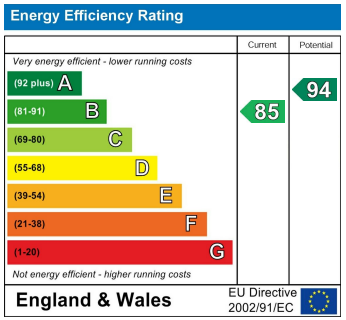

Needing To Sell?

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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