



Horsedowns Road Leedstown Hayle TR27 6BS

Asking Price £530,000

- A SUPERBLY PRESENTED DETACHED BUNGALOW
- FOUR BEDROOMS (PRINCIPAL WITH ENSUITE SHOWER)
- A MOST IMPRESSIVE OPEN PLAN LOUNGE/KITCHEN/DINER
 - UTILITY ROOM
 - UNDER FLOOR HEATING
- GOOD SIZED REAR GARDEN
- AMPLE OFF-ROAD PARKING
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- INTERNAL VIEWING IS SURE TO IMPRESS!
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1409.00 sq ft



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C69

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this deceptively spacious, four bedroom detached bungalow situated on the outskirts of the popular village of Leedstown.

The well presented accommodation briefly comprises; entrance hallway leading to a most impressive open plan lounge, kitchen, diner, fitted with an attractive, and well equipped kitchen, with direct access onto the rear garden.

There are four double bedrooms with the principal bedroom offering an ensuite shower room. There is a family bathroom and a separate utility room.

LOCATION

Leedstown is a peaceful village on a crossroads serving Hayle, Helston Camborne and Penzance, there is a strong community found in this rural village with many local walks nearby. The village supports a local pub, and active village hall and Hayle, about three/four miles away offers an extensive range of small, medium and larger shops and also there are some stunning sandy beaches. The A30 dual carriageway is about three miles distant giving great access east towards Truro.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door leading into...

ENTRANCE HALLWAY

A spacious entrance hallway, tiled flooring with underfloor heating, inset ceiling spot lights, airing cupboard housing hot water cylinder, useful built in storage cupboard, various doors leading off.

Door leading into...

OPEN PLAN LOUNGE/KITCHEN/DINER

A most impressive and spacious, open plan living space with high vaulted ceilings with exposed beams. Two electrically operated roof lights. Two sets of sliding patio doors with large triangular windows above, enjoying a sunny aspect which makes for an exceptionally light and airy living space, enjoying views across the rear garden.

KITCHEN: Attractively fitted and well equipped with a modern

range of base and wall mounted units with contrasting woodblock work surfacing over. Large larder cupboard, fitted end unit shelving, deep pan draws. Integrated four ring electric hob with tiled splash back, integrated extractor above, under cabinet lighting.

Stainless steel, one and half bowl sink with mixer tap, tiled splash back, double glazed window to the side. Integrated Samsung combination microwave and separate Samsung oven. Integrated fridge/freezer and dishwasher.

There is a good sized, feature Island unit with integrated storage and woodblock work surface over.

LOUNGE/DINER: Tiled flooring with underfloor heating, ample space for a large dining table and chairs and sofa suite.

Fitted wall lights, two sets of sliding patio doors provide access onto the rear garden.

BEDROOM 1

Tiled flooring with underfloor heating fitted wardrobes and draws, double glazed window to the front, inset ceiling spot lights.

Door leading into...

ENSUITE SHOWER ROOM

Tiled flooring with underfloor heating, shower cubicle with mains fed shower comprising fixed head and handset, concealed cistern w/c with built in storage to the side. Wash hand basin with vanity unit below, tiled splash back. Illuminated mirror above. Obscured double glazed window to the side, heated towel rail.

BEDROOM 2

Tiled flooring with underfloor heating inset ceiling spot lights, double glazed window to the side, space for freestanding wardrobes.

BEDROOM 3

Tiled flooring with underfloor heating, inset ceiling spot lights, double glazed window to the front, space for freestanding wardrobe.

BEDROOM 4 / OFFICE

Laminate flooring with electric under floor heating, inset ceiling spot lights, space saving vertical pull down bed. Inset led strip lighting, wall mounted heating controls.



UTILITY ROOM

Tiled flooring, space and plumbing for washing machine and tumble drier, space for freestanding fridge freezer. Cupboard housing oil fired boiler.

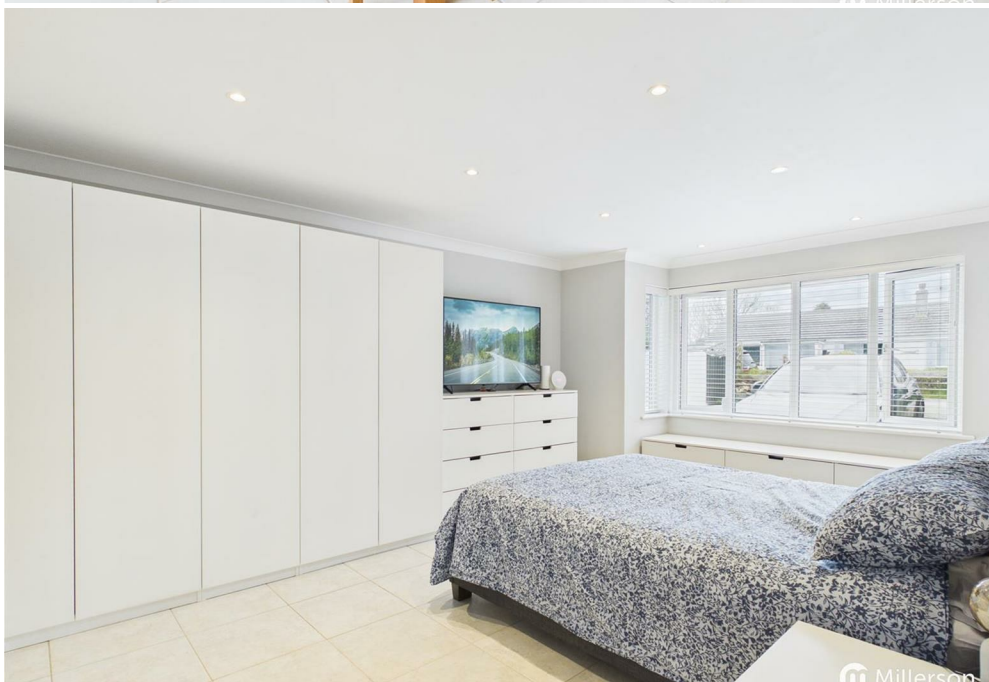
FAMILY BATHROOM

A luxuriously appointed bathroom suite comprising; tiled floor with underfloor heating, shower cubicle with mains fed shower comprising, fixed rain shower head and hand shower, tiled surround, inset ceiling spot light. Wash hand basin with mixer tap, vanity storage unit below and granite top, wall mounted illuminated mirror. Concealed cistern w/c with push button flush, obscured doubled glazed window to the side, part tiled walls. Panel enclosed bath with mixer tap and hand held shower attachment, part tiled walls, heated towel rail.

OUTSIDE

Gated access leads onto a large brick paver driveway providing ample off-road parking several cars. Secure, gated access to both sides of the property leads onto...





Horsedowns Road, Leedstown, Hayle, TR27 6BS

REAR GARDEN

The property benefits from a long, level rear garden which enjoys a particularly sunny aspect and offers a high degree of privacy.

The garden is laid mainly to lawn, enclosed by walling and fencing, well stocked with mature shrubs, trees and bushes.

A large paved patio area provides the perfect spot for sun loungers or alfresco dining, a pathway laid to slate chippings leads up through the garden.

There is a garden office with an attached storage shed, plus a separate summer house which is currently used as a garden gym.

A paved area to the side of the property provides an ideal space for storage of larger items such as surfboards etc.

To the other side of the property there is a further timber storage shed.

SERVICES

Mains electricity, water, private sewerage (septic tank) and oil fired central heating.

The property benefits from underfloor heating, via an oil fired boiler, located in the utility room. Bedroom four has electric underfloor heating.

DIRECTIONS

From the centre of the village (The Square) with the Duke of Leeds public house on your right, continue along Chapel Road, heading towards Helston.

Take the next turning on your left, onto Horsedowns Road where the property will soon be seen on your right hand side.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

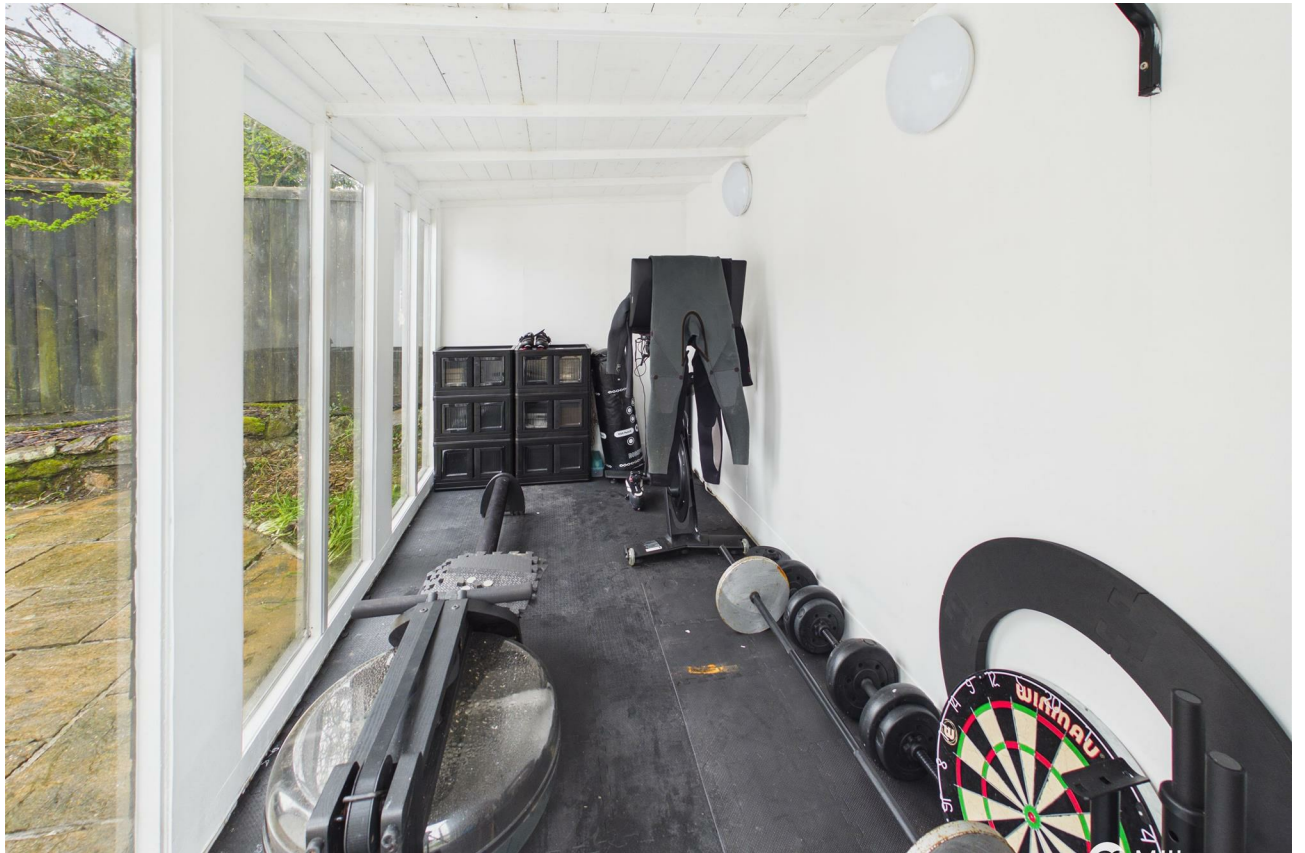
Tenure: Freehold

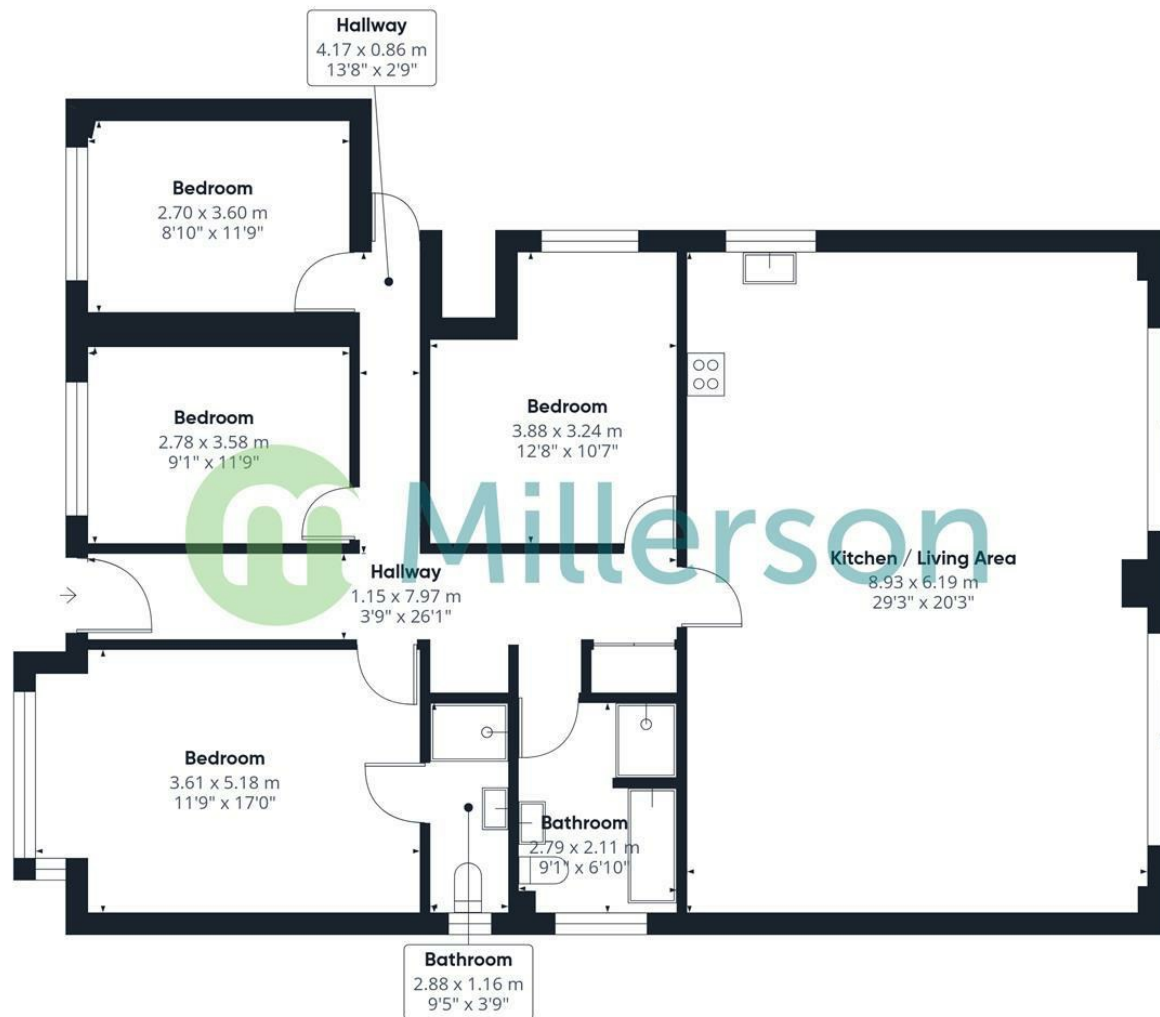
Property type: Bungalow





Property construction: Standard construction
 Energy Performance rating: C
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Septic tank
 Heating: Oil-powered central heating is installed.
 Heating features: Double glazing and Underfloor heating
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - OK
 Parking: Driveway, Gated, 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: Lateral living
 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^m

130.8 m²
1409 ft²

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

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81

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