# Lethlean Lane
# Phillack
# Hayle
# TR27 5AW

## Offers In The Region Of £560,000

- A MOST SPACIOUS DETACHED DORMER BUNGALOW
- FIVE BEDROOMS (TWO ENSUITE)
- DINING ROOM
- CONSERVATORY
- TWO FURTHER RECEPTION ROOMS
- UTILITY ROOM
- TWO BATHROOMS
- DETACHED GARAGE / GAMES ROOM
- AN INTERNAL VIEWING IS SURE TO IMPRESS
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - D

Floor Area - 1915.00 sq ft

5

4

2

C70

## PROPERTY DESCRIPTION

Offered for sale with no onward chain, this beautifully presented five-bedroom detached dormer bungalow offers spacious, flexible, and highly adaptable living accommodation, ideal for modern family life. The gas-heated and double-glazed interior briefly comprises a welcoming entrance hallway leading to a generous sitting room, separate living room, and a dining room with direct access to a bright and airy conservatory. The modern fitted kitchen is well appointed and complemented by a separate utility room for added convenience. To the ground floor, there is a well-proportioned bedroom with its own ensuite shower room, alongside a stylish family bathroom. The first floor provides four further bedrooms and an additional bathroom, with the impressive principal bedroom benefiting from its own ensuite shower room. Externally, the property enjoys delightful, mature gardens offering a high degree of privacy. There is ample off-road parking and a detached garage which also offers excellent potential as a games room or hobby space. A superb opportunity to acquire a versatile home in excellent condition, ready for immediate occupation.

## LOCATION

Phillack is a picturesque and sought after hamlet on the edge of Hayle, just a short walk from the Towans' sandy beaches with views towards Carbis Bay and St Ives. It's home to the historic Bucket of Blood pub and near Copperhouse Pool's riverside walks. Families benefit from strong local schools, including Penpol School, Bodriggy Academy, Connor Downs Academy, Hayle Academy, and The Cornwall Independent School. Transport links are excellent, with Hayle railway station offering hourly direct trains to Truro in around 25 minutes, frequent bus services (T1, T2, 15) under Cornwall's low-fare Tap & Cap system, and private transfers available to airports and nearby attractions.

## THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured via LIDAR)

Entrance door leading into...

## ENTRANCE PORCH

Entrance matting, double glazed porthole window to the front, roof light, obscured glazed door into...

## ENTRANCE HALLWAY

Wood flooring, part tongue and groove wood panelling with fitted dado rail, two radiators, carpeted stairs to first floor level, useful understairs storage cupboard.
Door leading into...

## SITTING ROOM

Wood flooring, double glazed windows to the front and side, wooden fireplace with marble surround and hearth, space for a an electric coal effect stove.

## LOUNGE

Fitted carpet, double glazed window to the side, wooden fireplace with marble surround and hearth.

## DINING ROOM

A spacious and light room with wooden flooring, radiator, bifold doors leading into...

## SUNROOM

Wood flooring, two radiators, double glazed windows to five sides, double glazed French doors to the side, double glazed roof.

.

From the dining room, a door provides access into...

## KITCHEN

Fitted with a range of white, high gloss of base and wall mounted units with roll top work surfacing over. Two integrated ovens, space for a dishwasher, fridge and freezer.
Five ring electric hob, splash back and extractor above. Double glazed window to the rear, and side aspect, Stainless steel sink and drainer, radiator, vinyl flooring.
Open into...

## UTILITY ROOM

Space for washing machine, tumble drier, fridge and freezer, roll top work surfacing over. Vinyl flooring, radiator, double glazed window to the side, cupboard housing electric consumer unit, door to the side.

. .

From the entrance hallway a door leads into...

## BATHROOM

Panel enclosed bath, mains fed shower over, glass shower screen, tiled surround, obscured double glazed window to the rear, pedestal wash hand basin, low level w/c, vinyl flooring.

## BEDROOM

Fitted carpet, radiator, double glazed window to the rear, door into...

## ENSUITE

Low level w/c, small wash hand basin, shower cubicle with electric shower, bifold doors and tiled surround.

. . .

From the entrance hallway, carpeted stairs lead up to...

## FIRST FLOOR LANDING

Double glazed window to the rear, fitted carpet, loft access, radiator, built in airing cupboard.

## BATHROOM.

Sloping ceiling, panel enclosed bath with mixer taps, mains fed shower over. Glass shower screen, tiled walls, vinyl flooring, low level w/c, pedestal wash hand basin, roof light.

## BEDROOM.

Fitted carpet, sloping ceiling, double glazed window to the front and side aspect with distant views from the front window towards Hayle town.
Built in wardrobe, door leading into...

## ENSUITE SHOWER ROOM

Shower cubicle with bifolding doors, mains fed shower, pedestal wash hand basin, low level w/c, tiled walls and vinyl flooring.

## BEDROOM 2

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

## BEDROOM 3

Fitted carpet, sloping ceiling, double glazed window to the front and side, radiator.

## BEDROOM 4

Fitted carpet, sloping ceiling, double glazed window to the front and side, radiator, roof light.

## BEDROOM 5

Fitted carpet, sloping ceiling, double glazed window to the rear, radiator.

## OUTSIDE

The property is approached via a gravel and tarmac driveway providing ample offroad parking and leading to a detached garage. From the driveway, steps lead down to a pathway with lawned garden to the side, leading to the front door.

## GARAGE

Power and light supplied, wall heaters, pedestrian door to the side. There are two useful store rooms located to the rear of the garage.

## GARDEN

A particular feature of this property is the good sized garden, which is laid mainly to lawn, well stocked with mature shrubs, bushed and palms. A gated pathway to the side of the property leads to a large gravelled area, providing ample space for a large table and chairs, making this an ideal spot for alfresco

dining. Steps lead up to a small wooden decked area with space for seating, a further set of steps lead to further lawned garden area, enclosed by walling. An archway leads to an enclosed separate garden area with built in seating, raised flower beds, enclosed by hedging and walling, offering a high degree of privacy.

## SERVICES

Mains electricity, water, drainage and gas. The property is heated via a gas fired boiler.

## DIRECTIONS

From our Hayle office, turn left and proceed along Fore Street and onto Copper Terrace. Take the turning left by the recreation park, continue past the park and up the hill, where the entrance to the property will soon be seen on your right hand side.

## MATERIAL INFORMATION

Verified Material Information:

Council Tax band: D
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: C
Number and types of room: 6 bedrooms, 2 bathrooms, 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: Double glazing
Broadband: ADSL copper wire
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway
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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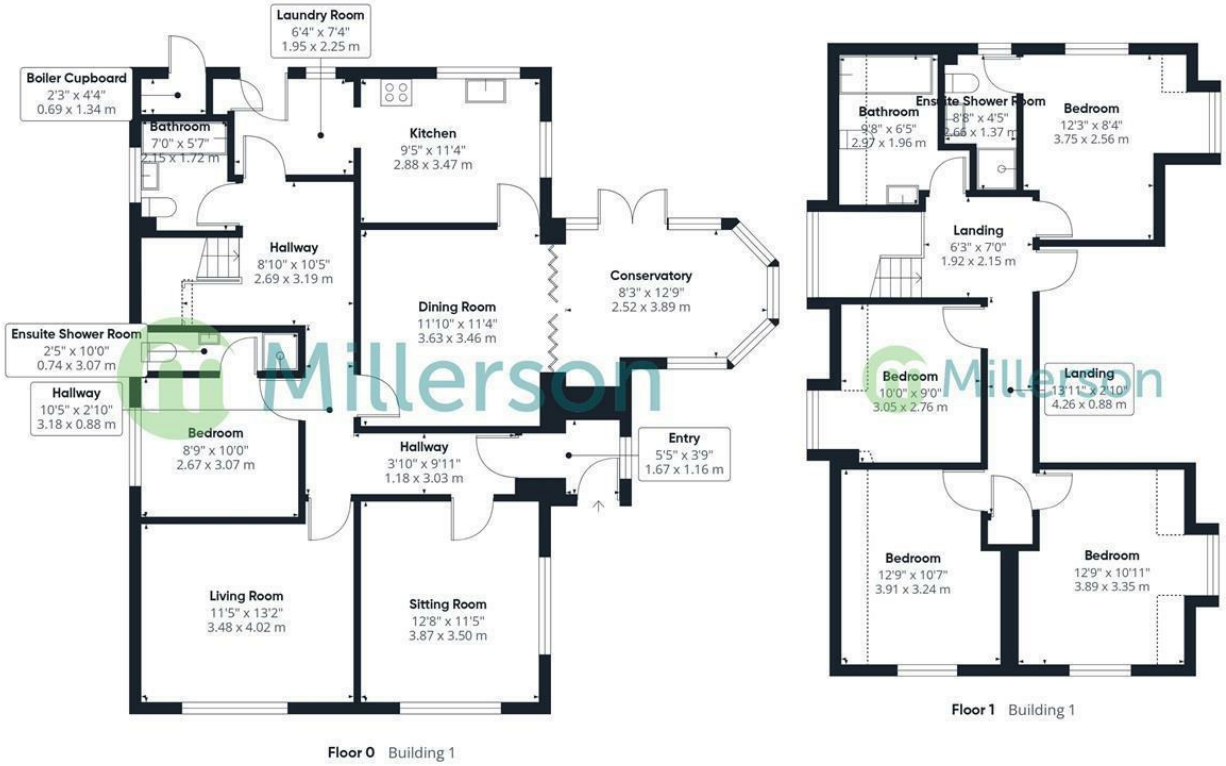
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.




Approximate total area(1)

1915 ft²

177.8 m²

Reduced headroom

66 ft²

6.1 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.

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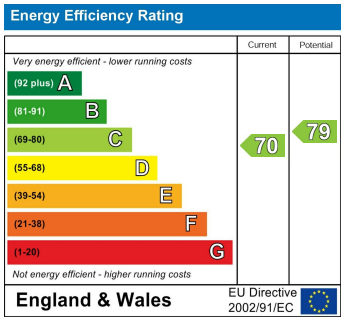


## Needing To Sell?

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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