



Wall Road

Gwinear

Hayle

TR27 5HA

Offers In The Region Of  
£250,000

- SPACIOUS, MID TERRACED HOME
- ON SITE MINING INVESTIGATION REQUIRED
- POPULAR RURAL LOCATION
  - 3 BEDROOMS
  - 2 RECEPTION ROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FRONT GARDEN & REAR COURTYARD
- COUNTRYSIDE VIEWS
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 972.00 sq ft



#### PROPERTY DESCRIPTION

A spacious mid-terraced house situated in the rural hamlet of Wall. Due to mining activity identified within the locality any potential buyers requiring a mortgage should check with their mortgage lender to see if it fits with their lending criteria.. A recent mining search indicates that further on-site investigation, including borehole drilling, is required, and the property has been priced accordingly to reflect this.

The accommodation itself offers well-proportioned living space, comprising a good-sized lounge with a bay window overlooking the front garden, a separate dining room, and a kitchen/breakfast room with a patio door opening onto a rear paved courtyard garden.

To the first floor are three bedrooms and a family bathroom, with all bedrooms enjoying attractive rural views. The property further benefits from gas central heating and double glazing throughout.

Externally, the rear patio courtyard includes an outside WC and a large outbuilding, providing useful additional storage.

#### LOCATION

Wall is a small rural hamlet set within the Cornish countryside, offering a peaceful setting while still being conveniently located for access to nearby towns. Hayle, Camborne and the historic market town of Helston are all within easy reach, providing a range of shops, schools and everyday amenities, along with transport links. The north coast is also just a short drive away, with popular beaches such as Gwithian and Godrevy known for their wide sandy stretches and scenic coastal walks. The surrounding area is well suited to those who enjoy the outdoors, with plenty of countryside, quiet lanes and footpaths to explore.

#### ACCOMMODATION COMPRISES:-

(All dimensions are approximate and measured by LIDAR)

Double glazed front door opening into:

#### ENTRANCE VESIBULE

Tiled flooring. Cloaks hanging space. Multi paned decorative door with decorative picture windows to side and above opening into:

#### ENTRANCE HALL

Wood effect laminate flooring. Radiator. Carpeted stairs rising to the first floor landing. Doors into:

#### LOUNGE

Double glazed bay window to the front aspect overlooking the front garden. Feature wooden fireplace with a slate hearth and wooden mantle above housing inset gas fire. Wood effect laminate flooring. Radiator.

#### DINING ROOM

Fireplace with a tiled hearth and surrounds and wooden mantle above with inset gas fire. Storage cupboards to either side of the fireplace. Large walk-in understairs cupboard. Internal sash window into kitchen/breakfast room. Radiator. Door opening into:

#### KITCHEN/BREAKFAST ROOM

Double glazed window overlooking rear courtyard. Fitted with a range of wall, base and drawer units with roll edged work surfaces with inset one and a half stainless steel sink with mixer tap above above. Tiled splashbacks. Space for oven and fridge/freezer. Recess for a washing machine and tumble dryer. Step up to the breakfast area with further base level units and drawers. Double glazed door to rear.

#### HALF LANDING

Decorative double glazed stained glass window to the rear aspect.

#### FIRST FLOOR

#### LANDING

loft access. Doors off to bedrooms and bathroom.

#### BEDROOM 1

Double glazed bay window to the front with countryside views. Radiator. Wood effect laminate flooring.

#### BEDROOM 2

Double glazed window to the front aspect overlooking with countryside views. Wood effect laminate flooring. Radiator.

#### BEDROOM 3

Double glazed window to the rear with rural views. Radiator.

#### BATHROOM

Obscure double glazed window to the rear aspect. Panelled bath with antique style mixer tap incorporating a shower hand attachment. Low level WC. Pedestal hand wash basin. Tiled splashbacks and surrounds. Towel rail. Tiled floor.

#### FRONT

The property is approached via a path leading to the front door. Enclosed lawned garden area.

#### REAR

The rear garden is accessed from the kitchen breakfast room and is enclosed and laid to patio for ease of maintenance. Within the garden is an outside WC and two large storage sheds/workshops. The property has a right of way to the left over the neighbouring property.

#### AGENTS NOTE

A mining search carried out by Cornwall Mining Consultants on the property on the 26th February 2026 states the following:-

We believe that the property could be affected by subsidence related to historic metalliferous mining and we are unable to confirm or dismiss this without further assessment. An intrusive on-site Mining Investigation is required to assess the risks further. It is recommended borehole drilling or slot trenching be undertaken by a mining consultant to confirm whether the risk feature exists as indicated by the historic records.

The vendor has confirmed they will not be arranging for this investigative works to be carried out and that the cost involved would be the liability of any potential purchaser.

#### SERVICES

The property is connected to Mains Water, Electricity, Gas and Drainage.

#### DIRECTIONS

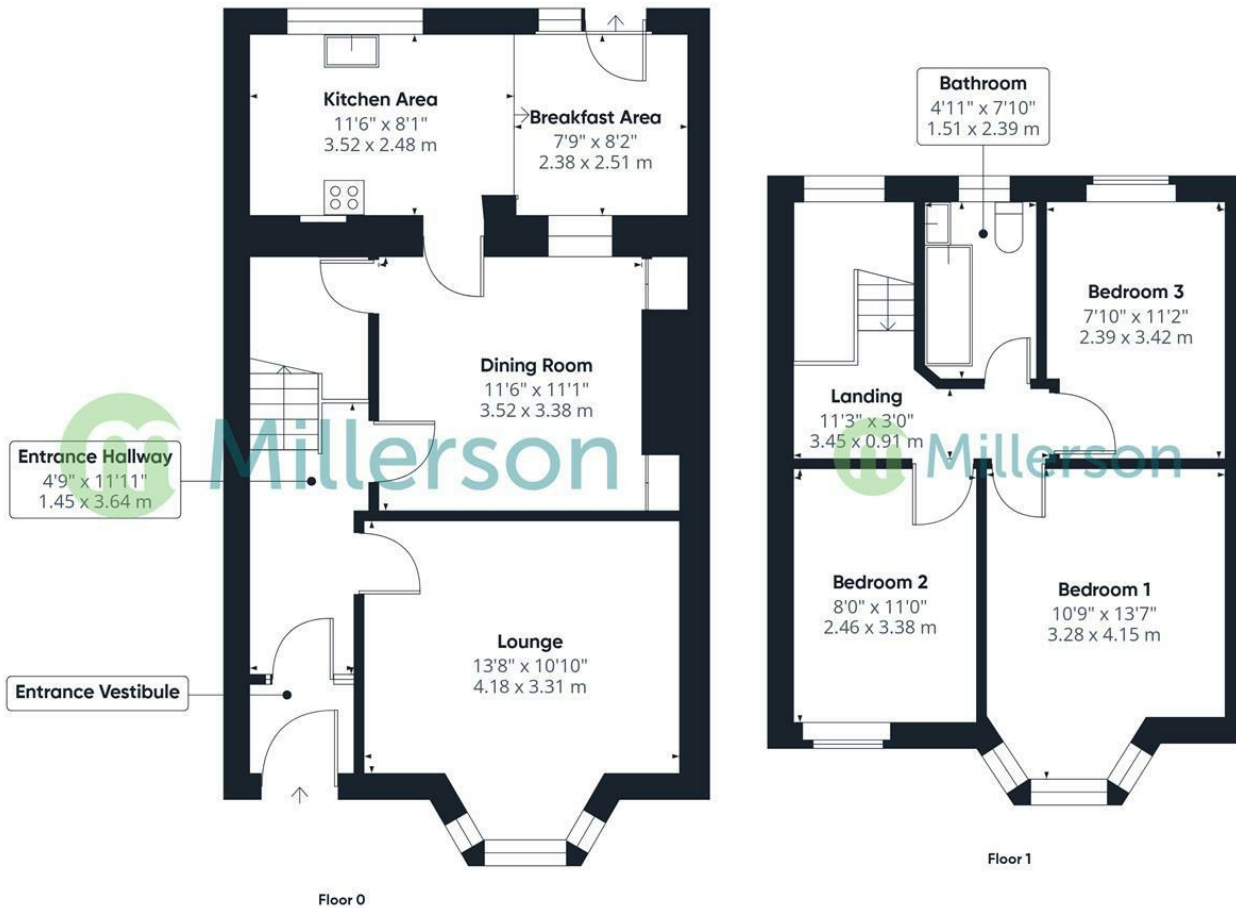
From our office continue east out of Hayle, passing Lidl on your left hand side. At the roundabout, take the second exit signposted to Connor Downs. Continue into and through the village. As you begin the leave Connor Downs, take the turning on your right signposted to Carnhell Green. Follow this road for approximately 2 miles, going over the railway crossing, before entering Carnhell Green. At the junction, turn right and this road will lead you into Wall. The property will be found on your right hand side indicated by a Millerson For Sale board.

#### MATERIAL INFORMATION



Verified Material Information  
Council Tax Band: B  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: C  
Number and types of room: 3 bedrooms, 1 bathroom, 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: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - OK  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: Number 49 has right of way across the rear garden of the property to the left hand side.  
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<sup>(1)</sup>  
 972 ft<sup>2</sup>  
 90.5 m<sup>2</sup>

(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?

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## Here To Help

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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