

Wall Road
Gwinear
Hayle
TR27 5HA

Asking Price £260,000

- SPACIOUS, MID TERRACED HOME
- IDEAL FAMILY HOME
- 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







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Tenure - Freehold

Council Tax Band - B

Floor Area - 972.00 sq ft


3


1


2


C70

PROPERTY DESCRIPTION
An attractive and deceptively spacious mid-terraced period home, enjoying a pleasant position within the rural hamlet of Wall. Offering excellent kerb appeal with its attractive rendered façade, decorative period detailing, bay window and well-maintained front garden, the property provides generous accommodation ideally suited to families, first-time buyers or those looking to enjoy village life whilst remaining within easy reach of nearby amenities.

The well-proportioned accommodation comprises a welcoming entrance hall, a bright and spacious lounge with a beautiful bay window overlooking the front garden, a separate dining room ideal for family meals or entertaining, and a kitchen/breakfast room with patio doors opening onto the enclosed rear courtyard.

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

Outside, the front garden creates an attractive first impression with its lawn and established planting, while the enclosed rear courtyard provides a private, low-maintenance outdoor space. There is also the added benefit of an outside WC and a substantial outbuilding, ideal for storage, a workshop or hobby space.

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 VESTIBULE
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 site investigation report was undertaken in June 2026. The conclusions are as follows:-

No voids, broken ground, or evidence of shallow mine workings were encountered. Ground conditions were found to be stable and consistent with unworked natural bedrock.
Based on the information available and the findings of the intrusive investigation, the property is considered unlikely to be at risk from historic mining activity, and no further mining-related investigation is considered necessary.

A copy of the full report is available to view in our office.

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





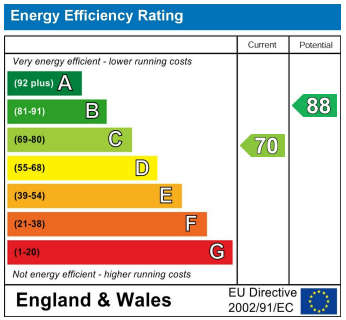


roundabout, take the second exit signposted to Connor Downs. Continue into and through the village. As you begin the leave Connor Downs, take the turning on your right signposted to Carnhell Green. Follow this road for approximately 2 miles, going over the railway crossing, before entering Carnhell Green. 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.





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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