



Fore Street

St. Erth

Hayle

TR27 6HT

Asking Price £230,000

- TWO BEDROOM APARTMENT
- CHARACTER GROUND FLOOR FLAT
- DETACHED ANNEX/STUDIO/OFFICE
- REAR SOUTH FACING COURTYARD GARDEN
  - FEATURE FIRE PLACE WITH WOODBURNING STOVE
  - SHORT WALK INTO POPULAR VILLAGE
- MODERN TILED SHOWER ROOM
  - CLOSE TO NORTH COAST
- LEASEHOLD AND OWNS FREEHOLD
  - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 590.00 sq ft



### Property Description

An charming two bedroom ground floor apartment with a host of many traditional features and with an huge benefit of a detached annex /office/studio and a courtyard south facing garden.

Accommodation briefly comprises fitted kitchen, sitting room with feature fire place and recently installed wood burner, two bedrooms and a modern shower room. To the rear is an attractive south facing courtyard area .

The Studio comprises of a small kitchen area, shower room and an open plan living area/studio.

### Location

St Erth, near Hayle in west Cornwall, is a small, historic village with a peaceful rural character. Set slightly inland beside the River Hayle and close to the Hayle Estuary, it combines old Cornish charm with practical importance as a transport hub.

Unlike busier coastal resorts, St Erth feels calm, traditional, and lived-in year-round. Narrow lanes, stone cottages, mature trees, and historic buildings give it an authentic village atmosphere. It is the sort of place where the pace slows down, with countryside all around and estuary views nearby.

The village lies conveniently between Hayle, St Ives, and Penzance. Though inland, it is only a short drive from beaches, dunes, and the dramatic north Cornish coast. This makes it attractive for people wanting quiet surroundings while staying close to major attractions.

### Accommodation comprises

All dimensions are approximate and measured by Lidar.

### Kitchen

Front door from pathway leading into the kitchen with double glazed window overlooking the rear courtyard, range of eye level and base units, work tops, integrated fridge, and dish washer, single drainer stainless steel sink unit with 'Ariston' instant hot water heater under sink, space for freestanding cooker and extractor hood and 'Vent Axia' low carbon extractor, tiled floor, cupboard housing electric meter, exposed granite feature archway leading into:

### Living Room

Feature fireplace with large exposed granite stonework, recently installed wood burner, tiled flooring, TV Ariel point, 'Garbarron' wall mounted electric heater, smoke alarm.

### Bedroom One

Small paned sash window to front aspect, with attractive wooden shutters, feature inglenook decorative fireplace with slate hearth, wall mounted 'Garbarron' electric room heater, laminate flooring.

### Bedroom Two

Double glazed French doors opening out to courtyard, plumbing for washing machine.

### Shower Room

A lovely modern shower room with tiled shower cubicle with 'Mira' shower over, tiled walls, WC with low level cistern, wash hand basin, touch light mirror, extractor vent.

### Studio/Office/potential annex

This is a great detached room with so much potential. Would make an ideal office for those wanting to work from home or run a small business, could be a guest suite, or studio for hobbies and potential for Air BnB subject to any necessary planning permissions.

Accommodation comprises: Front door, Mini Belfast sink with work surfaces, storage below, 'Ariston' instant hot water heater, shelving, space for fridge and plumbing for washing machine. Shower room with sky light, shower cubicle with folding glass screen and 'Triton' electric shower, wash basin, WC with low level cistern, tiled floor, double glazed windows and engineered wood flooring.

### Outside

To the front there is easy to maintained gravel area, and to the rear is a pretty and enclosed level South facing courtyard area.

### Services

Mains water, electricity, water.

Council tax band 'A'

Lease 999 years from 2017.

Pets allowed.

No Service charge but as and when spending is required split: 2/3 to the owner. 1/3 to flat above.

New Flat roof on Rear extension with guarantee.

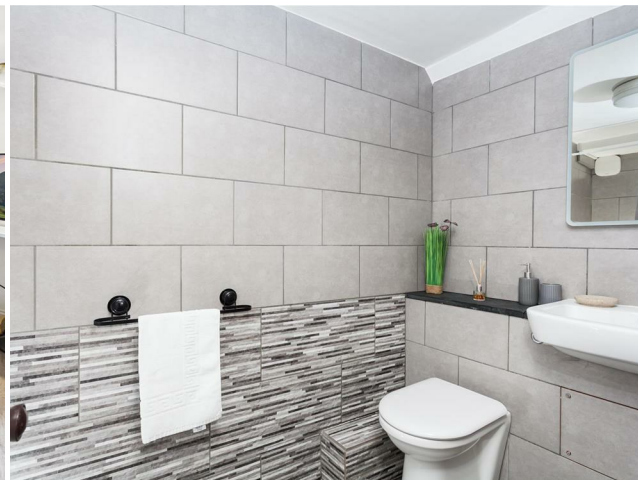
### Directions

From our office in Hayle turn right heading along Fore Street and onto Commercial road, and then Penpol Terrace. At the end of Penpol Terrace take the first exit at the roundabout and continue up this road passing the White Hart Hotel, and onto Foundry Hill, continue along this road and then onto Mellanear Road, turn right onto Water Lane. At the junction, turn left onto Chenhalls Road, and continue past Penwith Pitch and Putt golf course, continue along this road and take the left hand junction just before the bridge, proceed up chapel hill, past the pub 'The Star Inn' carry along Fore Street and just as the road bears right the property will be found on the right hand side.

### Material information

Verified Material Information

Council Tax band: A



Tenure: Leasehold  
 Lease length: 990 years remaining (999 years from 2017)  
 Property type: Flat  
 Property construction: Standard construction  
 Energy Performance rating: D  
 Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Room heaters only is installed.  
 Heating features: Wood burner  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Good  
 Parking: None  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: Yes: Right of way via land at the back for number 56 and 52 to access their garden back gates. This is not via the courtyard garden itself.  
 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.



Fore Street, St. Erth, Hayle, TR27 6HT





Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
590 ft<sup>2</sup>  
54.8 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?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

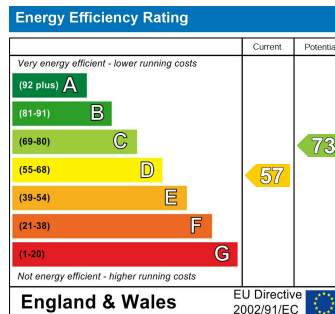
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