



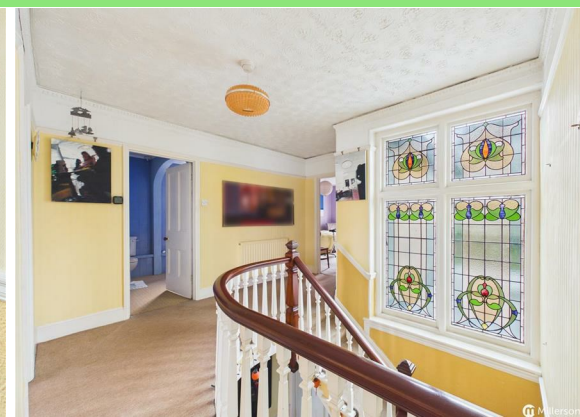
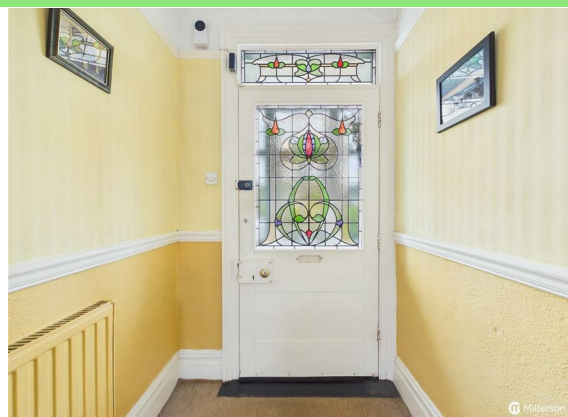
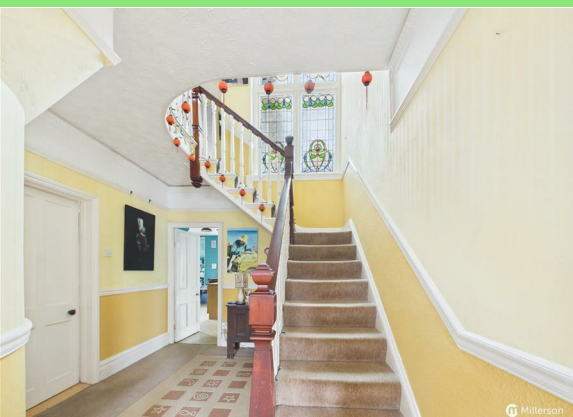
Trelissick Road

Hayle

TR27 4HY

Offers In The Region Of
£650,000

- A MOST SPACIOUS DETACHED PERIOD PROPERTY
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- LARGE LANDSCAPED REAR GARDEN
- AMPLE OFF ROAD PARKING
- GARAGE, WORKSHOPS AND APPLE STORE
- HIGHLY REGARDED RESIDENTIAL LOCATION
- INTERNAL VIEWING A MUST
 - EPC: E44
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - F

Floor Area - 2738.00 sq ft



4



2



4



E44

PROPERTY DESCRIPTION

A most spacious period property offering many original character features, situated with a highly regarded residential area.

The gas heated accommodation briefly comprises; entrance hallway with staircase leading to first floor level, lounge room leading into sun room with French doors to the rear.

Second reception room with feature bay window. Shower room, kitchen with walk in pantry and separate utility room, a delightful open plan garden room and dining area with views of the rear garden.

The first floor comprises; large landing with stain glass window, four bedrooms and a family bathroom.

Outside the property there is a large, and level rear garden offering a high degree of privacy. There is an apple store, workshop, further store room, w/c and access into the garage.

To the front a large gravel driveway provides ample off road parking for several cars and side access to rear and garden.

An internal viewing of this delightful home is a must to fully appreciate the accommodation this property has to offer.

LOCATION

Trelissick Road is located within a sought after residential area, situated on the outskirts of Hayle, well placed for all of Hayle's amenities, local primary and secondary school, superb beaches and nearby transport links.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door leading into...

ENTRANCE PORCH

Double glazed windows to the side and front aspect. feature stained glass door leading into...

ENTRANCE HALLWAY

Fitted carpet, radiator, fitted dado rail, picture rail carpeted staircase with feature stained glass window. Door into...

LOUNGE ROOM

Fitted carpet, double glazed window to the front, radiator, picture rail, coal effect gas fire with red brick hearth and surround and wooden mantle piece over. TV point.

Double doors into...

SUN ROOM

A light and spacious room with wood flooring, wall mounted gas and electric wall heaters, double glazed window to the front and two double glazed windows to the side aspect. Double glazed French doors leading onto the rear garden.

From the entrance hallway, door leading to...

RECEPTION ROOM

Fitted carpet, radiator, double glazed bay window to the front, picture rail. TV point.

SHOWER ROOM

Shower cubicle with mains fed shower and bifolding doors, wash hand basin with mixer tap, tiled splash back and vanity unit below, low level w/c, obscured, stained glass double glazed window to the side.

KITCHEN

Fitted with a range of shaker style base and wall mounted units, stainless steel one and half bowl sink and drainer with mixer tap, tiled splash back, double glazed window to the side.

Neff four ring gas hob, tiled splash back and extractor fan above, integrated Neff oven beneath. Double glazed window to the rear, breakfast bar, space for freestanding fridge/freezer.

Door into...

WALK IN PANTRY

Sloping ceiling, wood panelled walls, fitted shelving, windows either side, floor mounted gas boiler and space for chest freezer.

UTILITY ROOM

Space and plumbing for washing machine and tumble drier, fitted shelving, door to the side.

From the kitchen, door leading into...

OPEN PLAN DINING ROOM / GARDEN LOUNGE

A bright, airy and spacious room with vinyl marble effect flooring, double glazed window to the side, log effect stove with fitted flue, two large windows to the rear enjoying views of the rear garden, and an additional window to the side. TV point.

Double glazed French door to the rear proving access onto the rear garden.



From the entrance hallway, a carpeted staircase leads up to...

FIRST FLOOR LANDING

Fitted carpet, radiator. Door into...

BEDROOM

Fitted carpet, radiator, picture rail, cast iron inset fire with tiled surround and wooden mantle piece. Large double glazed window to the front enjoying distant rural views and TV point.

BEDROOM 2

Fitted carpet, radiator, double glazed bay window to the front aspect with distant rural views, cast iron fireplace with tiled surround and wooden mantle piece and TV point.

BEDROOM 3

Fitted carpet, double glazed window to the rear with views of the rear garden. Feature double glazed stained glass, leaded window to the rear. Useful built in storage, plus a built in wardrobe, radiator, airing cupboard and hot water tank.

BEDROOM 4 / OFFICE

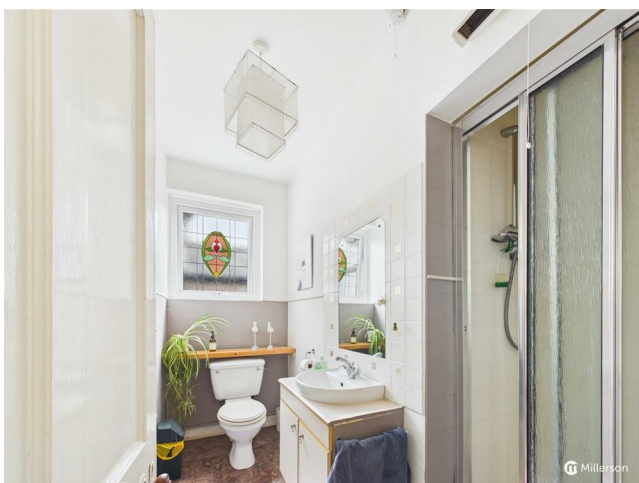
Fitted carpet, radiator, built in cupboards, double glazed stain glass window to the side, picture rail. Internet hub.

FAMILY BATHROOM

Fitted with a white suite, comprising panel enclosed bath, tiled surround, built in cupboard, radiator, wall mounted electric heater, low level w/c, pedestal wash hand basin.

OUTSIDE

The property is approached via a gravel driveway providing ample off road parking and access to rear of property leading to...





Trelissick Road, Hayle, TR27 4HY

SIDE AREA

Small paved patio area and rotary clothes line.

GARAGE

Fitted with an electric roller door, power and light connected, pitched roof, windows to the side and pedestrian door to the rear.

REAR GARDEN

A particular feature of this property is the delightful, landscaped rear garden, with a superb eucalyptus tree in the centre of the garden.

This most spacious garden offers a high degree of privacy, with a sunny aspect, laid mainly to lawn with fruit trees, mature shrubs, bushes and trees. There is a useful, stone and red brick apple store with covered seating area to the side, to the rear of the garden there is a pond.

A pathway leads to a good sized patio area with ample room for table and chairs, from the patio there is a path leading to a good sized work shop, further store and a separate w/c.

SERVICES

Mains electricity, water, gas and drainage.

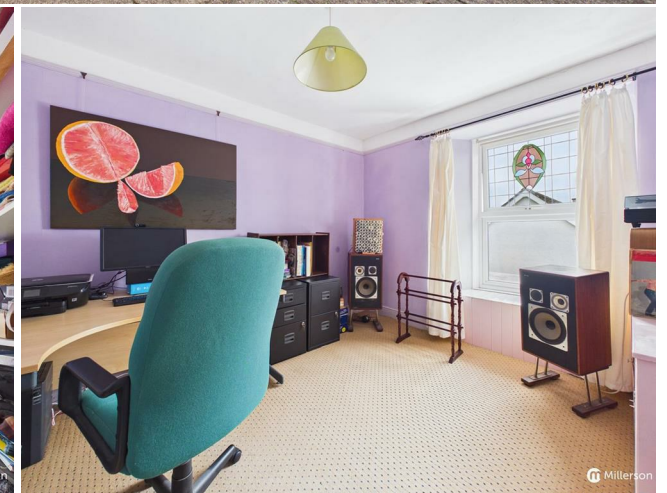
The property offers gas fired central heating, the gas boiler is located in the walk in pantry.

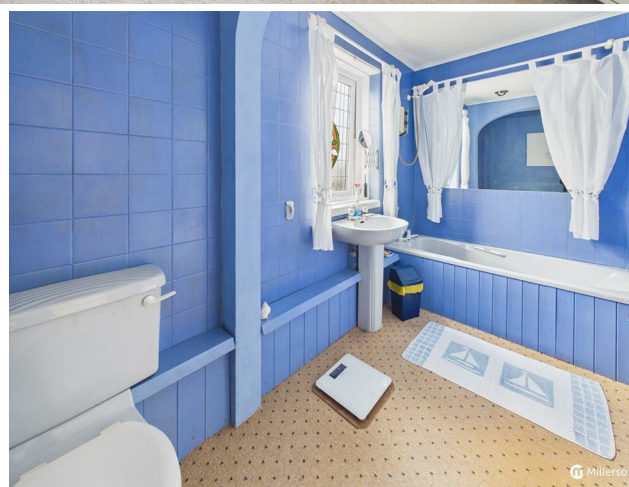
DIRECTIONS

From our Hayle office, turn right and continue along Fore Street and along Commercial Road, Hayle Terrace and Penpol Terrace, pass under the viaduct and take the first exit at the roundabout. Continue up this road, passing the White Hart Hotel and the Millpond. Continue up Foundry Hill and turn right onto Trelissick Road.

Continue along Trelissick Road and past the entrance for Paradise Park. The property will soon be seen on your left hand side.

MATERIAL INFORMATION





Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: F

EPC rating: E44

The building

Detached house, standard construction

4 bedrooms, 2 bathrooms, 4 receptions

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Driveway and Garage

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

In In the HAYLE conservation area (per planning.data.gov.uk; confirm via the local authority search).

No tree preservation order

Title register restrictions (CL94545):

- The owner is required to maintain a six-foot-high interwoven fence between specific points marked on the title plan.

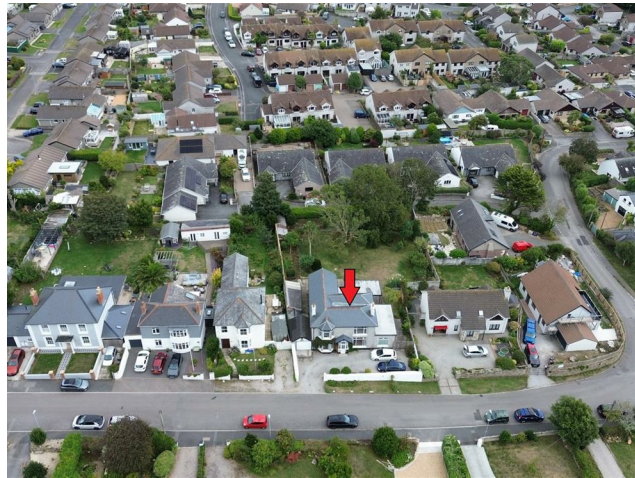
- There is a standard rule for joint owners which means that if the property is sold, at least two people (or a trust corporation) must be involved in receiving the sale money. This is a common legal safeguard to ensure the

money is handled correctly.

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!

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To Arrange A Valuation

Here To Help

50 Fore Street
Hayle
Cornwall
TR27 4DY

E: hayle@millerson.com
T: 01736 754115
www.millerson.com

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Approximate total area⁽¹⁾

2738 ft²
254.4 m²

Reduced headroom

22 ft²
2 m²

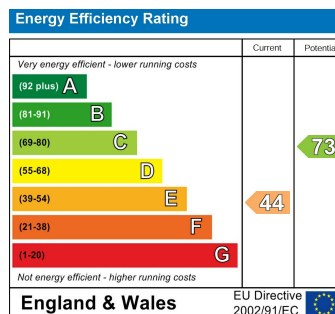
(1) Excluding balconies and terraces

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.

GIRAFFE360



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