



The Orchard, 1 Riverside,  
Angarrack, Hayle, Cornwall, TR27

5JD









**THE ORCHARD, 1 RIVERSIDE, ANGARRACK, HAYLE, CORNWALL, TR27 5JD**

**ASKING PRICE £995,000 FREEHOLD**

**\* FOUR DOUBLE BEDROOMS \* LARGE WALLED GARDENS \* POPULAR VILLAGE LOCATION \***

**\* RANGE OF OUTBUILDINGS \* ONE BEDROOM DETACHED ANNEXE \***

**\* TWO RECEPTION ROOMS \* SUN ROOM \* OIL FIRED CENTRAL HEATING \***

**\* EPC = E \* COUNCIL TAX BAND = D \* APPROXIMATELY 200 SQUARE METRES \***

The Orchard is a beautifully presented detached four bedroom former farmhouse extended by the present vendor with a further single level bungalow style annexe and a range of outbuildings all set within large walled gardens located in the centre of the village of Angarrack famous for its Christmas lights and the Brunel designed railway viaduct. The property is approached over a bridge across the river through double gates which lead to the enclosed gardens which are laid to lawn, vegetable gardens and a large wildlife pond. The drive leads to the front of the main house and the accommodation comprises of four bedrooms, one of which is en suite and family bathroom. On the ground floor there are two large reception rooms, utility room, kitchen/breakfast room and large sun room to the side of the main house. Within the grounds are The Stables, a detached one bedroom single storey building. As you enter the gardens there is a double garage and large workshop offering further development potential (subject to necessary approvals). There is a further range of smaller buildings to comprise of potting shed, lavatory, wooden shed and polytunnels. A viewing of this delightful and highly adaptable property is fully recommended, as a family home, multiple generation property and for letting potential.

Half Glazed Door into:

**PORCH:** Double Glazed to three sides, Tiled floor, Door into:

**LOUNGE:** 23' 1" x 22' 0" (7.04m x 6.71m) Double glazed window to front with slate window seat, Feature fireplace with inset wood burner on slate hearth with granite surround. Recessed alcoves to either side with wall lights. Further shelved alcove. Open beamed ceiling. Radiator. Stairs rising with cupboard under, glazed French doors into second reception room. Door to:

**DINING/BREAKFAST ROOM:** 10' 9" x 10' 0" (3.28m x 3.05m) Double Glazed windows to front and side. Oil-fired Rayburn with wood surround and tiled in recess. Archway into:

**KITCHEN:** 11' 0" x 8' 3" (3.35m x 2.51m) Range of "shaker" style solid oak base and wall units with worksurfaces, lighting and individually designed tiling over. Stainless steel sink and double drainer. Space for dishwasher, fridge/freezer and cooker. Glazed door into:

**SUN ROOM:** 21' 8" x 13' 0" (6.60m x 3.96m) Glazed windows to two sides with door to front onto top lawn and polycarbonate roof. Storage cupboards, one housing washing machine. Ceramic tiled floor.

From Lounge glazed doors into:

**LIVING ROOM:** 20' 8" x 14' 0" (6.30m x 4.27m) Double Glazed windows and doors to front. Large red handmade brick inglenook fireplace on slate hearth. Beamed ceiling. Radiator. Five wall lights. Stairs rising. Door to:

**UTILITY ROOM:** 20' 6" x 8' 0" (6.25m x 2.44m) Range of base units with roll top worksurfaces over. One and a half bowl stainless steel sink unit. Built in oven with hob and filter over. Space for tumble drier, plumbing for washing machine and dishwasher. Oil-fired boiler. Two roof lights. Door to outside.

**MAIN LANDING:** Double Glazed window to rear. Stairs down to Lounge. Door to:

**BEDROOM TWO:** 16' 0" x 10' 10" (4.88m x 3.30m) Two double glazed windows to front, radiator, access to loft space.

**BEDROOM THREE:** 10' 9" x 9' 0" (3.28m x 2.74m) Double glazed window to front. Built in airing cupboard housing hot water tank.

**BATHROOM:** Sloped ceiling with skylight and open beams. Double glazed window to side. White suite comprising of panelled bath with mixer shower over, low level W/C, pedestal wash basin.

**BEDROOM FOUR:** 9' 7" x 9' 0" (2.92m x 2.74m) Sloped ceiling with exposed beams, skylight to rear, radiator, second BT line for potential office. Door to:

**BEDROOM ONE:** 22' 4" x 14' 0" (6.81m x 4.27m) Large room with three double glazed windows to the front and skylights to the rear. Built in floor to ceiling wardrobes to one wall. Further built in shelved overstairs cupboard. Radiator. Beamed ceiling. Door to:

**EN SUITE:** Sloping ceiling with skylight to rear. Bath with mains fed shower over, tiled surround and glass shower screen. Low level W/C. Feature marble wash hand basin with marble top and vanity unit below. Shaver light and point. Fully tiled floor to ceiling. Heated towel rail.

Door from Bedroom One to Second landing with window to side and stairs descending to Living Room.

### **THE STABLES:**

Double glazed entrance door with glazed side windows into:

**OPEN PLAN KITCHEN/DINER/LOUNGE:** 28' 0" x 16' 7" (8.53m x 5.05m)

Kitchen Area: range of "shaker" style base units with copper effect worksurfaces over. Acrylic sink and drainer. Double glazed window with slate window sill. French doors leading onto patio, 4 ring induction hob. Space for fridge/freezer. Tiled floor with electric underfloor heating. Beamed ceiling. Space for table and chairs. Electric wall heater.

Lounge Area: double glazed windows to side. Electric wall heater. Beamed ceiling. Ceiling mounted spotlights. Large room divider, access to large attic space. Doors to:

**BEDROOM:** 10' 2" x 10' 0" (3.10m x 3.05m) Double glazed French doors opening onto pondside patio. Exposed beamed ceiling.

**SHOWER ROOM:** White suite comprising of :- Vanity wash hand basin with mirror and storage above. Low level W/C. Open-sided fully tiled shower cubicle with glass screen. Heated towel rail.

**OUTSIDE (ANNEXE):** Paved patio to front with polycarb roof over. Pathway to further pondside patio leading to:

**UTILITY ROOM:** 6' 10" x 4' 2" (2.08m x 1.27m) Double glazed window, Space for washing machine and tumble drier under worktop. Fitted shelving. Stainless steel sink and drainer.

**OUTSIDE:** The property is approached over a concrete bridge with lawned areas and riverbank to two sides. Large double gates lead to the driveway with parking for multiple vehicles which leads to:

**DOUBLE GARAGE:** 27' 9" x 19' 0" (8.46m x 5.79m) Two double wooden doors. Double glazed window to side. Power and light connected. Concrete floor.

**WORKSHOP:** 24' 1" x 13' 0" (7.34m x 3.96m) Double wooden doors to front. Power and light connected. Double glazed windows. Concrete floor.

**GARDENS:** The gardens and property are fully enclosed by high level walling and offer a high degree of privacy. Gravel footpath leads to a large feature pond with natural rock waterfall. There are further lawned areas one with a climber entwined pergola. Polytunnels in a large vegetable patch with a further wooden shed and bird cage. There is a red brick and granite potting shed. Further patio areas ideal for entertaining and viewing of the garden.

**AGENTS NOTE:** Broadband connected and good O2 reception. Mix of granite and block under a slate roof. Mains water, drainage, electricity and the main house has oil fired central heating.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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