



El Mirador, 36 Steamers Hill,
Angarrack, Cornwall, TR27 5JB









EL MIRADOR, 36 STEAMERS HILL, ANGARRACK, HAYLE, CORNWALL, TR27 5JB

GUIDE PRICE £575,000 FREEHOLD

*** THREE BEDROOMS * LIVING ROOM * LOUNGE * DINING ROOM ***

*** GOOD DECORATIVE ORDER * ANNEXE POTENTIAL * BATHROOM ***

*** TWO SHOWER ROOMS * * GOOD SIZE GARDENS * PARKING * GARAGE * SOLAR PANELS ***

*** OIL CENTRAL HEATING * IDEAL FAMILY HOME * SOUGHT AFTER VILLAGE ***

*** EPC = B * COUNCIL TAX BAND = E * APPROXIMATELY 84 SQUARE METRES ***

An extremely well presented four bedroom detached family home, offering spacious and versatile accommodation over two floors, located in a sought-after location within this popular village, set in an elevated position, with views overlooking the valley towards St Ives and the famous viaduct. The property has been well maintained by the present vendors and is, therefore, offered for sale in good decorative order throughout. The accommodation can be used in a variety of ways with the potential for annexed accommodation, subject to any necessary planning permission. El Mirador is conveniently located within the village and Angarrack is only a short drive from the main town of Hayle with access to the sandy beaches along with Godrevy Cove. The gardens are of a good size, again enjoying the full view of the surrounding countryside and there is parking and wooden garage.

ENTRANCE HALL: Tiled flooring, electric storage radiator.

INNER HALLWAY: Understairs storage cupboard, cloaks cupboard.

LIVING ROOM: 12' 10" x 12' 7" (3.91m x 3.84m) Inglenook fireplace with feature wood burning stove, granite mantle, TV point, radiator. Glazed wooden door leading to:

DINING ROOM: 11' 3" x 10' 5" (3.43m x 3.17m) Tiled flooring, patio doors to gardens, radiator. Archway to:

KITCHEN: 12' 0" x 10' 5" (3.66m x 3.17m) UPVC double glazed window with far reaching views towards Gwithian, St Ives and the viaduct, white Schock one and a half bowl sink and drainer with cupboards below, extensive range of fitted wall and base units, solid wood worksurfaces along with stainless steel worktop, space for range gas cooker with extractor hood over, tiled flooring, breakfast bar area, space for upright fridge/freezer, radiator.

LOUNGE: 13' 9" x 11' 9" (4.19m x 3.58m) Feature electric fire, storage cupboard, TV point, laminated flooring, radiator, wooden doors leading to:

CONSERVATORY: 10' 0" x 8' 10" (3.05m x 2.69m) Far reaching views towards Gwithian, St Ives and the viaduct, UPVC double glazed window, electric wall heater, radiator and double doors to garden.

From entrance hall, steps up to:

UTILITY ROOM: 11' 6" x 7' 9" (3.51m x 2.36m) Space and plumbing for washing machine and tumble dryer, oil combination boiler, range of built in wall and base units, tiled flooring radiator.

BEDROOM ONE: 18' 11" x 13' 0" (5.77m x 3.96m) Double aspect room, UPVC double glazed window, laminate flooring, range of wardrobes, Farho electric heater, two upright radiators.

EN SUITE: Shower room, white suite comprising, double size shower cubicle with chrome fittings and glazed screen, pedestal wash hand basin, low level WC, extractor fan, tiled flooring, towel radiator.

FAMILY BATHROOM: White suite comprising roll top double ended bath with chrome mixer tap and shower attachment on claw feet, pedestal wash hand basin, low level WC, laminated flooring, radiator.

Stairs from hallway to:

FIRST FLOOR LANDING: Storage cupboard, access to roof space.

BEDROOM TWO: 15' 1" x 12' 8" (4.60m x 3.86m) UPVC double glazed window with far reaching countryside views, built in wardrobes, two Velux windows, TV point, electric heater, radiator.

BEDROOM THREE: 12' 1" x 11' 9" (3.68m x 3.58m) UPVC double glazed window with far reaching countryside views and the viaduct, large storage cupboard, eave storage, electric heater, radiator.

BEDROOM FOUR: 10' 11" x 6' 6" (3.33m x 1.98m) Velux Window, radiator.

SHOWER ROOM: White suite comprising shower cubicle with Mira shower, pedestal wash hand basin, low level WC, Velux window, radiator.

OUTSIDE: Front garden: driveway and turning and ample parking, lawned area, workshop area, outside power. Rear garden: lovely views across surrounding countryside towards The Towans and the viaduct, laid to lawn, patio area, outside power.

WOODEN GARAGE: Power, double door.

SERVICES: Mains water, electricity and drainage. Oil central heating, solar panels.

DIRECTIONS: Via "What3Words" app: ///pacifist.padlock.rewarding

AGENTS NOTE: We understand from Openreach website that Super Fast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was fair, The property is constructed of block under a tiled roof.

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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