

A photograph of a two-story house with a grey gabled roof and a dark blue tiled extension. The house has a light-colored exterior and a stone chimney. A large tree is in the front garden, and a gravel driveway is on the right. The sky is blue with some clouds.

6 Little Mill Lane, St. Erth, Hayle,  
Cornwall, TR27 6JT















**6 LITTLE MILL LANE, ST. EARTH, HAYLE, CORNWALL, TR27 6JT**

**AUCTION STARTING BID £300,000 FREEHOLD**

**\* IAMSOLD.CO.UK \* AUCTION END DATE TO BE CONFIRMED \***

**\* FIVE / SIX BEDROOM DETACHED HOUSE \***

**\* 28FT LIVING / DINING ROOM \* KITCHEN \* SUNROOM \***

**\* GROUND FLOOR BATHROOM AND SHOWER ROOM \***

**\* BEDROOM / RECEPTION ROOM WITH ACCESSIBLE BATHROOM \***

**\* UTILITY ROOM \* FIRST FLOOR SHOWER ROOM \* USEFUL ATTIC SPACE \***

**\* DRIVEWAY PARKING \* CAR PORT \* GARDEN TO THE SIDE \* DOUBLE GLAZING \***

**\* GAS CENTRAL HEATING \* EPC = C \* COUNCIL TAX BAND = E \***

**\* APPROXIMATELY 190 SQUARE METRES \***

Offered for sale by the modern method of auction is this five/six bedroom detached house with garden, driveway parking and a car port. The accommodation comprises a good size living/dining room, kitchen, conservatory, three bedrooms, family bathroom, shower room and bedroom along with a further bedroom/reception room with an accessible bathroom and utility room. On the first floor there are two further bedrooms, a shower room and an easily accessed attic with built in wardrobe space from one of the bedrooms. Externally the garden lays predominantly to one side which is laid to patio and lawn with wall and fence surround, a parking space to the front on one side and a good size driveway with a car port to the other with a small gravelled garden area. The property does require some works to the roof and first floor, please refer to the architects report available from IAmSold.co.uk for further details. Due to the popularity of properties within the area, we would highly recommend an early appointment to view.

\* Please Note the Modern Method of Auction allows the buyer 28 Days to exchange and a further 28 Days to complete allowing the buyer to arrange finance.

**DOUBLE GLAZED DOOR TO:**

**ENTRANCE HALL:** PIV system, radiator.

**BEDROOM FOUR:** 12' 11" x 7' 1" (3.94m x 2.16m) Double glazed window to the front, tv point, radiator.

**SHOWER ROOM:** 7' 4" into the shower cubicle x 4' 4" (2.24m x 1.32m) Raised tiled electric shower cubicle with glazed screen, low level w.c., pedestal wash hand basin, complimentary tiling to dado height, heated towel rail, extractor fan, shaver socket.

**BEDROOM SIX / RECEPTION ROOM:** 16' 6" x 11' 3" (5.03m x 3.43m) Built in storage cupboard with double doors, double glazed window and door to the rear, tv point. Open to:

**HANDICAP ACCESSIBLE BATHROOM:** 13' 5" x 10' 1" (4.09m x 3.07m) Freestanding bath, w.c., wash hand basin, radiator, double glazed window to the side, access to loft, fully tiled walls, extractor fan.

**UTILITY ROOM:** 8' 8" x 6' 2" (2.64m x 1.88m) Worktop with inset single bowl sink unit with mixer tap and drainer, plumbing for washing machine, space for dryer, two wall mounted units, radiator, freestanding boiler, double glazed window to the side.

**LIVING / DINING ROOM:** 28' 3" x 15' 9" maximum (8.61m x 4.80m) Double doors with panels to either side to the garden, double glazed window to the rear, two radiators, tv and phone points, stairs rising, narrow built in cupboard, further built in cupboard with plumbing for washing machine. Sliding doors to:

**CONSERVATORY:** 11' 1" x 8' 1" (3.38m x 2.46m) Low wall with double glazed windows over to three sides, glazed roof, double glazed door to the garden.

**BATHROOM:** 7' 4" x 7' 4" (2.24m x 2.24m) Panelled bath with, low level w.c., pedestal wash hand basin, shaver socket, radiator, double glazed window to the side.

**INNER HALL:** Double glazed window to the side with post box and built in cat flap below, radiator, built in cupboard under the stairs.

**KITCHEN:** 12' 8" x 10' 5" (3.86m x 3.17m) Range of base and wall mounted units, double Smeg gas oven with induction hob and extractor fan over, stone work surfaces, inset stainless steel butler sink, full height radiator, built in slimline dishwasher, double glazed window and door to the side, kickboard and undercounter lighting, coloured glass splashback.

**BEDROOM THREE:** 12' 5" x 9' 7" (3.78m x 2.92m) Double glazed window to the front, radiator, built in wardrobe.

**BEDROOM FIVE:** 9' 10" x 9' 5" (3.00m x 2.87m) Double glazed window to the front, built in cupboard, wall mounted fan heater.

**FIRST FLOOR LANDING:** Storage into the eaves, Velux window to the side, radiator, PIV system.

**BEDROOM ONE:** 19' 5" x 11' 8" maximum (5.92m x 3.56m) Double glazed window to the rear, Velux window to the side, tv point, eaves storage to one side. Door to:

**WARDROBE AND STORAGE SPACE:** Open to:

**ATTIC SPACE:** Radiator, power and light, part boarded.

**BEDROOM TWO:** 13' 1" x 11' 8" (3.99m x 3.56m) Double glazed window to the front, Velux window to one side, radiator, eaves storage.

**SHOWER ROOM:** 6' 8" x 6' 5" (2.03m x 1.96m) Glazed shower cubicle with electric shower, low level w.c., pedestal wash hand basin with tiled splashback, Velux window to the rear.

**OUTSIDE:** The property is approached over an unadopted road and can be found on your right hand side. There is a parking space before you reach the property then the driveway parking for multiple vehicles and car port. There is access around the property, to the left previously gated with hardstanding and a useful shed, a path following around to the rear of the property with raised flower beds to one side which in turn leads to the side garden being a good size laid to both patio and lawn with wall and fence surround and raised flower borders to one side. There is gated access to the other side of the property leading back around to the front giving access to the first parking space and a gravelled area to the front with mature hedging.

**SERVICES:** Mains water, gas, electricity and drainage.

**AGENTS NOTE:** The property is constructed of block under a concrete tiled roof. We checked the phone signal with EE which was good. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property. The property does require some works to the roof and first floor, please refer to the architects report available from IAmSold.co.uk for further details.

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed in a westerly direction onto Hayle Causeway turning left signposted St Erth, follow the road into St Erth and bear right across the bridge. As you cross the bridge turn right into Little Mill Lane which is an unadopted road whereby the property can be found on your right hand side as indicated by a Marshall's To Auction board.

**AUCTIONEERS COMMENT:** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

**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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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