



**MAP estate agents**  
Putting your home on the map

Guildford Road, Hayle

## Guildford Road, Hayle

Hayle 0.7 miles | St Ives 5 miles | Penzance 9 miles |  
Truro 21 miles | Newquay Airport 32 miles | Plymouth 68 miles  
(Distances are approximate)

Constructed in 2011, The Pines is a stunning five bedroomed detached contemporary home with semi-open plan living offered to the market in immaculate decorative order. The property boasts a range of superb eco features including triple glazing and a mechanical heat recovery ventilation system. The rear garden is generous and enjoys a westerly aspect, ideal for those summer evening barbecues. To the rear of the garden there is a double garage/workshop with inspection pit. All in all, a fabulous family home worthy of viewing at the earliest opportunity.

Living room | Kitchen | Dining room | Five bedrooms |  
En-suite | Laundry Room | Bathroom | Gardens |  
Double garage |

**Offers Over £580,000**  
**Freehold**



## LOCATION

The property is situated in the heart of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. There is easy access to the A30 trunk road which is approximately half a mile away, there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets. St Ives lies approximately four miles distant and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

## ACCOMMODATION COMPRISES

Triple glazed part obscure door to:

### RECEPTION HALL

Wall cupboard housing consumer unit. Polished floor. Cloaks hanging space. Inset Led lights. Door and side panel to:

### INNER HALL

Turning ash stairs to upper ground floor. Understairs cupboard housing underfloor heating system. Further storage cupboard. LED downlighters. Door to:

### BEDROOM FIVE/STUDY 9' 0" x 7' 7" (2.74m x 2.31m)

(Currently used as office) Built in desk unit. Range of cupboards. Triple glazed window to front. LED lighting. Speakers for music system. Tiled flooring. Heating control. Air ventilation vent. Door to:

### LAUNDRY ROOM 5' 0" x 4' 2" (1.52m x 1.27m)

Obscure triple glazed window to front. Space and plumbing for washing machine. Space for tumble drier. LED lighting. Air circulatory system vent. Tiled flooring. Cupboard housing Worcester condensing boiler.

### KITCHEN 12' 0" x 9' 4" (3.65m x 2.84m)

Fitted with a matching range of white wall and base cupboards with worksurfaces over. Built-in electric oven and grill with gas hob inset to worksurface with extractor over. Stainless steel single drainer sink unit with mixer tap over. Integrated dishwasher. Space for fridge/freezer. Integrated speakers. Air circulation vent. Heated tiled flooring. Triple glazed windows to front and side. Open section connecting to dining room.

### DINING ROOM 15' 8" x 11' 0" (4.77m x 3.35m)

A lovely dual aspect room with floor to ceiling triple glazed windows and a high-level window looking over the side and rear gardens. Ash staircase to first floor. Shelved wall. Integrated speakers. Heated tiled flooring. LED lighting. Air circulatory vent. Opening to:

### LIVING ROOM 20' 0" x 12' 6" (6.09m x 3.81m)

An impressive room with triple glazed floor to ceiling sliding doors opening to the rear sun deck and enclosed gardens. LED lighting. Integrated speaker system. Heated tiled floor. Feature stone effect tiled wall.

From dining room, stairs to:

### LANDING

Ash staircase to upper landing. Ash flooring. Exposed ceiling timbers. Velux roof window. Doors to:

### BEDROOM THREE 10' 0" x 10' 0" (3.05m x 3.05m)

Triple glazed windows to front and side. Ash flooring. Exposed ceiling beams. Air circulatory vent.

### BEDROOM FOUR 10' 0" x 8' 10" (3.05m x 2.69m)

Triple glazed window to front. Exposed ceiling beams. Ash flooring. Air circulatory vent. Access to loft storage.

### BATHROOM

Fitted with a contemporary white suite comprising panelled bath with mains fed shower unit and screen over, low level WC and wall mounted wash hand basin. Complementary wall tiling. Obscure triple glazed window to front. LED lighting. Heated towel rail. Air circulatory vent.

### UPPER LANDING

Triple glazed window with views over rear garden. Double glazed velux window. Exposed ceiling timbers. Ash flooring and balustrade. Door to:

### PRINCIPAL BEDROOM 13' 1" x 11' 0" (3.98m x 3.35m)

A stunning room with vaulted beamed ceiling. Triple glazed window with rooftop views towards Phillack church. Fitted wardrobes. Integrated speakers. Air ventilation vent. Ash flooring. Door to:



### EN SUITE AND DRESSING ROOM

With a contemporary range of white sanitary ware comprising low level WC and wall mounted wash hand basin. Shower cubicle housing mains fed rain shower with glazed screen. Complementary wall tiling. Integrated speakers. Air circulatory vent. Heated towel rail. Velux window. Storage cupboard housing mechanical heat recovery ventilation system.

### BEDROOM TWO 14' 0" x 10' 1" (4.26m x 3.07m)

Triple glazed windows to side and rear gaining views to Phillack church and Riviere Towns. Velux window. Beamed vaulted ceiling. Ash flooring. Air circulatory vent.

### OUTSIDE

The front of the property is enclosed by hedging and walling with gated access to a decked composite path to the house. There is a gravelled side path with gated access to the:

### REAR GARDEN

This lovely garden is mainly laid to lawn and has a westerly aspect. The garden incorporates a generous decked sun terrace and is enclosed by hedging and fencing making it child and pet friendly. At the rear of the garden one will find the double garage.

### DETACHED DOUBLE GARAGE 26' 2" x 18' 0" (7.97m x 5.48m)

Electrically operated roller door. Power and light connected. Courtesy door to rear garden. Perspex roof lights. Inspection pit with ladder.

### SERVICES

Mains water, drainage, electricity and gas.

### COUNCIL TAX

Band E.

### DIRECTIONS

From Foundry Square proceed east to Lidl roundabout. Take the third exit on to Guildford Road and The Pines will be seen on the right hand side just before the turning to Ventonleague Hill. If using What3words:- ranks.overlaid.round



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's Top reasons to view this home

- Individual detached home
- Five bedrooms
- Principal bedroom en-suite
- Enclosed rear garden
- Detached double garage with inspection pit
- Triple glazing
- Mechanical heat recovery ventilation system
- Immaculate presentation throughout
- Close to amenities and schools
- Viewing highly recommended



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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