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**Station Road,
Gwinear, Hayle**

**£300,000
Freehold**





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Property Introduction

This two storey detached reverse level barn conversion is situated in a rural location and approached via a shared, tree-lined, tarmac driveway and is set amidst a cluster of six individual properties.

Accessed via an external staircase the first floor consists of the kitchen which leads on to the generous living room. Here one will find stairs leading down to the two bedrooms (one with en-suite facilities) and the bathroom.

Offered to the market with no onward chain.

Location

The property is located close to the village of Carnhell Green which is some two and a half miles to the south west of the major town of Camborne. Schooling for younger children and shopping is available nearby and the three miles of golden sandy beaches that stretch from Hayle to Gwithian are within four and a half miles.

Both the town of Camborne and Hayle offer extensive shopping, there are mainline Railway Stations which connect with London Paddington and there is good access to the A30 trunk road from either town. Truro, the commercial and administrative centre of Cornwall is within eighteen miles and the university town of Falmouth on the south coast is some sixteen miles distant.

ACCOMMODATION COMPRISES

External steps lead up to a wooden stable door opening to:-

KITCHEN 13' 6" x 6' 6" (4.11m x 1.98m) plus door recess

Fitted with a matching range of cream wall and base cupboards with roll edge work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap over. Space for fridge and integrated freezer. Range style cooker and space and plumbing for washing machine. Double glazed window to front gaining open

countryside views. Shelved cupboard with electric socket. Laminate flooring. Inset spotlights. Complementary wall tiling. Door to:-

LOUNGE 17' 4" x 13' 8" (5.28m x 4.16m) L-shaped, maximum measurements

Double glazed windows to side and front with slate sills. Beamed ceiling. High efficiently night store heater. Telephone point and television point. Smoke alarm. Access hatch to loft space. Dogleg staircase with 'Velux' skylight descending to:-

GROUND FLOOR HALLWAY

Understairs storage cupboard. Airing cupboard housing immersion. Doors to:-

BEDROOM ONE 11' 1" x 8' 6" (3.38m x 2.59m) plus corner recess

Cupboard housing consumer unit. Two double glazed widows with slate sills. Electric panel heater. Door to:-

EN-SUITE SHOWER ROOM

Independent tiled shower cubicle housing electric shower unit, low level WC and wash hand basin inset to vanity unit with cupboard under. Inset spotlights. Extractor fan.

BEDROOM TWO 11' 2" x 6' 10" (3.40m x 2.08m) plus corner recess with window

Two double glazed windows with slate sills gaining open countryside views. Telephone point. Built-in double wardrobe.

BATHROOM

Fitted with a white suite comprising panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Complementary wall tiling. Obscure double glazed window. Extractor fan.

OUTSIDE

The property is approached over a tarmacadam driveway leading to a five-bar wooden gate with off-street parking for several vehicles laid to granite chippings. The gardens are also laid to chippings with established Cornish wall boundaries bordered by a selection of established shrubs, plants and flowers

SERVICES

Mains water and electricity. Private drainage via shared septic tank.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

From Hayle at Loggans Moor roundabout on the easterly outskirts of Hayle, take the third exit off the roundabout, signposted towards Connor Downs. Proceed through the village, passing the public house and garage on your left, whereby you will come to a crossroads. Take the right turning, as signposted to Gwinear. Follow the road along and over the railway level crossing, past Trevaskis Caravan & Camping Park, take the next turning right, as signposted to Trenoweth Farm. Trenoweth Granary is approached down a private, tree-lined lane of several hundred yards and is the last property on the left hand side. If using What3words:- raft.stunt.outs



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached barn conversion
- Two bedrooms
- En-suite shower room
- Reverse level accommodation
- Double glazing
- Economy 7 heating
- Rural outlook
- Plentiful parking



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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