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**Connor Hill,  
Connor Downs, Hayle**

**Fixed Price £300,000  
Freehold**





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## Property Introduction

As soon as you step into The Old Police house, you are charmed by its abundance of character features including beamed ceilings, original fireplace and stunning stained glass window.

Boasting two reception rooms, a kitchen and utility on the ground floor with three bedrooms and a spacious bathroom with a shower and bath combination located upstairs.

To the front of the property, there is a token walled garden with a most attractive enclosed courtyard style garden to the rear leading to the off-road parking space.

A delightful home bursting with character just waiting to welcome you in.

## Location

The village of Connor Downs is within a short drive of Hayle and Camborne and within easy access to the A30 trunk road. Connor Downs has a lovely community feel with the hub being the Turnpike Inn Public House. There is a primary school, doctor's surgery, garage with convenience store and close by, one will find Trevaskis Farm complex with a restaurant where one can pick your own fruit and vegetables and there is also a farm shop.

The nearby town of Hayle is approximately two miles distant and here, one will find primary and secondary schooling, a great range of mainly independent shops, restaurants and cafes along with an 'Asda' superstore. Famed for its three miles of beach, Hayle has one of the best beaches in the South West bordered by the estuary and at low tide is nearly a quarter of a mile wide. There is a mainline Railway Station in Hayle which provides direct access to Truro and London Paddington or Penzance in the other direction.

### ACCOMMODATION COMPRISES

Glazed panelled front door opening to:-

### ENTRANCE PORCH

Slate tiled flooring. Stained glass panelled door to:-

### **LIVING ROOM 27' 5" x 11' 8" (8.35m x 3.55m) maximum measurements into recesses**

Two double glazed windows to the front. A most attractive room loosely divided into two areas with a feature cast iron fireplace with tiled hearth to one end and a granite inglenook fireplace with wood burner at the other end. Beamed ceiling. Door to:-

### **DINING ROOM 10' 0" x 9' 11" (3.05m x 3.02m)**

Sliding patio doors to rear courtyard. Exposed granite wall, beamed ceiling and serving hatch. From living room, door to:-

### **REAR HALL**

Stairs rising to the first floor. Door to:-

### **KITCHEN 12' 3" x 6' 11" (3.73m x 2.11m) plus recess**

Double glazed window to the rear. Fitted with a range of shaker style wall and base cupboards with 'butchers block' working surfaces over. Space for cooker with stainless steel extractor over. Beamed ceiling. Belfast sink unit with mixer tap over and Integrated freezer. Space for fridge. Radiator. From rear hall, dog leg stairs with a beautiful arched stained glass window to:-

### **FIRST FLOOR LANDING**

Doors off to:-

### **BEDROOM ONE 11' 11" x 10' 4" (3.63m x 3.15m)**

Double glazed window to the front with storage cupboard under. Radiator.

### **BEDROOM TWO 11' 11" x 9' 4" (3.63m x 2.84m)**

Double glazed window to the front. Radiator.

### **BEDROOM THREE 8' 10" x 6' 6" (2.69m x 1.98m)**

Double glazed window to the front. Radiator.

### **BATHROOM**

Obscured glass double glazed window to the rear. A most spacious bathroom with a panelled bath, independent shower cubicle housing mains fed shower unit with drencher head, low level WC and pedestal wash hand basin. Heated towel rail, exposed floorboards and airing cupboard with slatted shelving housing combination boiler.

### **OUTSIDE FRONT**

To the front of the property, there is a token garden which is mainly laid to gravel for ease of maintenance. There is a further gate leading to:-

### **REAR COURTYARD GARDEN**

A lovely enclosed space in which to relax with a paved patio. There is an outside tap and power point. Gated access leads to a private parking space for one car.

### **SERVICES**

Mains water, mains electricity and mains drainage.

### **AGENT'S NOTE**

The Council Tax Band Band for this property is Band 'C'.

### **DIRECTIONS**

Proceeding out of Hayle on Connor Hill, upon reaching the village of Connor Downs, the property will be identified a few doors along on the left-hand side. If using What3words: excavate.effort.sailed

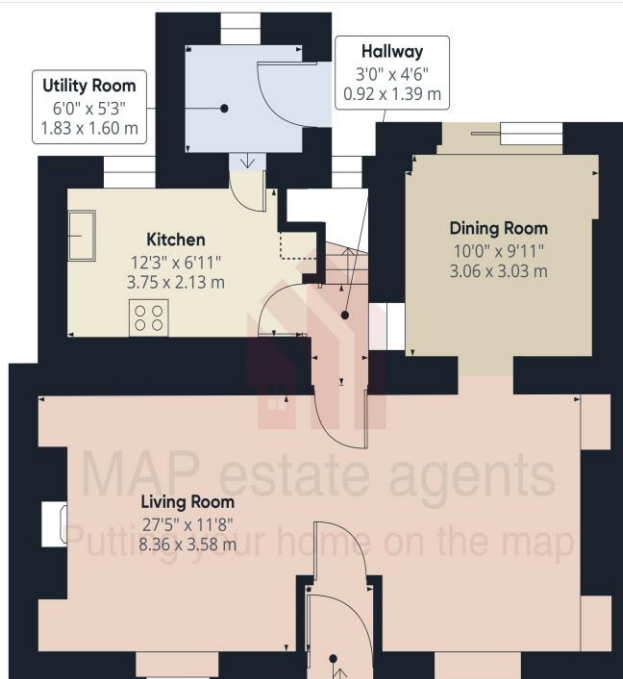


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Character features in abundance
- Three bedrooms
- Two reception rooms
- Living room with log burner
- Gas central heating
- Feature stained glass window
- Off-road parking
- Detached house
- Enclosed rear courtyard style garden
- Chain-free sale



Ground Floor

### Approximate total area\*

567.58 ft<sup>2</sup>  
52.73 m<sup>2</sup>

**Reduced headroom**  
2.34 ft<sup>2</sup>  
0.22 m<sup>2</sup>

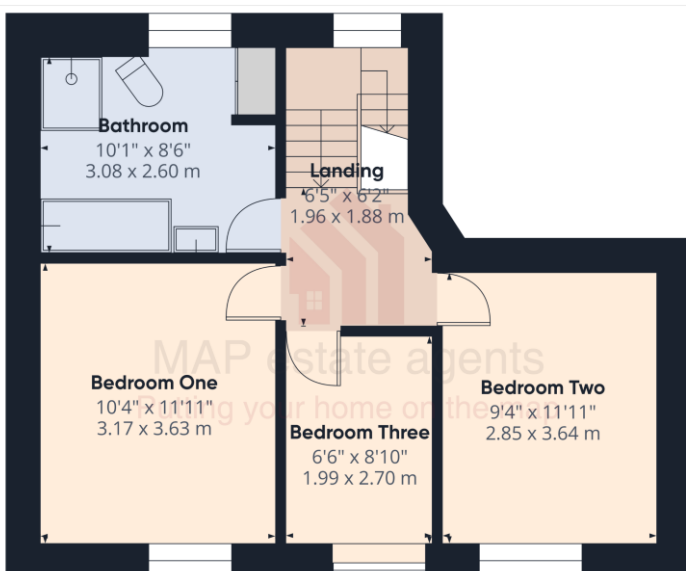
(1) Excluding balconies and terraces

**Reduced headroom**  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS (IPMS) 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS (IPMS) 3C.

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Floor 1

**Approximate total area\***  
466.74 ft<sup>2</sup>  
43.36 m<sup>2</sup>

(1) Excluding balconies and terraces

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