



MAP estate agents
Putting your home on the map

Heather Lane, Canonstown, Hayle

Heather Lane, Canonstown

Hayle 2.5 miles | St Ives 6 miles | Penzance 7 miles | Truro 23 miles | Newquay Airport 36 miles | Exeter M5 105 miles (Distances are approximate)

A truly stunning substantial four bedroom property, recently renovated and finished to an exceptionally high specification with the addition of a detached studio.

Entrance hall | Living room | Conservatory | Kitchen/dining room | Utility/cloakroom | Ground shower room | First floor principal bedroom with en-suite and dressing room, three ground floor bedrooms, one with en-suite | Driveway parking | Modern contemporary style garden
Detached Studio – Lounge/kitchen | Bedroom area | Utility room | Shower room | Outside space

Guide Price £750,000
Freehold



Property Introduction

The property hosts generous room sizes in the extensive and versatile accommodation, with plentiful natural light and a consistent stylish and modern decor.

The rear garden is private and enclosed as well as designed for easy maintenance.

An additional added benefit of this property is the detached studio with parking and garden, which is currently run as a residential assured shorthold tenancy.

There is ample parking on the private drive.

We would strongly recommend viewing our virtual tour prior to arranging a physical inspection of the property.

Location

Situated in a no through lane off the main road, Heather Lane is ideally located between Penzance and Hayle which is in the central area of Penwith with two restaurants and two public houses within a five minute drive/twenty minute walk. There is easy access to the north and south coasts with the popular town of St Ives less than five miles away.

The larger market town of Penzance has a wider range of amenities and is approximately six miles away, a quarter of a mile from the property is

mainline Railway Station to London Paddington along with a garage, petrol station and useful shop, there is also a garden centre less than half a mile away and the town of Hayle is approximately two miles away with a wide range of local amenities and three miles of golden sands to enjoy.

ACCOMMODATION COMPRISES

Composite panelled front door to:-

ENTRANCE HALL

Double glazed windows to front and side. Radiator. Doors to:-

LIVING ROOM 25' 3" x 13' 10" (7.69m x 4.21m)

A most attractive light and airy living space presented in a contemporary style. Vinyl flooring. Double glazed window to front. Television point. Radiator. Archway to:-

CONSERVATORY 12' 4" x 8' 0" (3.76m x 2.44m)

Of uPVC double glazed construction with dwarf walling. Double glazed French doors to garden.

KITCHEN/DINER 21' 3" x 13' 0" (6.47m x 3.96m) plus recess

A fabulous triple aspect room offering an extensive range of matching white cupboards and drawers with marble worksurfaces over. Built-in double oven and hob inset to worksurface with extractor over. Integrated dishwasher and waste disposal unit. Single drainer sink unit with monobloc tap over. Ladder radiator. Breakfast bar. Door to inner hall and door to:-

UTILITY ROOM 13' 11" x 7' 8" (4.24m x 2.34m)

Range of white wall and base cupboards with worksurface over. Space and plumbing for washing machine and tumble dryer. Double glazed window and door to rear. Door to:-

CLOAKROOM

Fitted with a close coupled WC and wash hand basin. Wall mounted combination boiler.

INNER HALL

Radiator. Large built-in airing cupboard. Doors off to:-



SHOWER ROOM

Independent shower enclosure with glazed screen housing mains fed shower unit, close coupled WC and wash hand basin inset to vanity unit. Obscure double glazed window to rear. Heated towel rail.

BEDROOM FOUR 9' 8" x 9' 4" (2.94m x 2.84m) plus door recess

Double glazed window to rear. Radiator. Built-in wardrobe.

BEDROOM THREE 9' 8" x 9' 4" (2.94m x 2.84m) plus door recess

Double glazed window to rear. Radiator. Built-in double wardrobe.

BEDROOM TWO 10' 7" x 9' 8" (3.22m x 2.94m) plus door recess

Double glazed window to side. Radiator. Built-in double wardrobe. Door to:-

EN-SUITE TWO

Independent shower cubicle with glazed screen housing electric shower unit, close coupled WC and wall mounted wash hand basin. Obscure double glazed window to side. Shaver point.

From living room, stairs rising to:-

FIRST FLOOR LANDING

Radiator. Doors off to:-

PRINCIPAL BEDROOM ONE 16' 3" x 14' 11" (4.95m x 4.54m) maximum measurements, restricted headroom to side recess

'Velux window' to front gaining wonderful open countryside views. Radiator. Door to:-

EN-SUITE ONE

Independent shower enclosure with glazed screen housing mains fed shower unit, concealed cistern WC and wash hand basin inset to vanity unit. Obscure double glazed window to front. Heated towel rail.

DRESSING ROOM 10' 1" x 7' 2" (3.07m x 2.18m)

Double hanging rails to either side. Door to eaves storage space.

OUTSIDE

A private driveway provides ample parking. The neighbouring property has a vehicular right of way over the driveway for access. To the rear of Godolphin there is a most attractive modern contemporary style garden with raised planters and generous patio seating areas. The garden boasts a southerly aspect, perfect for outside entertaining and those summer barbecues.

STUDIO

Situated to the side of Godolphin.

STUDIO LOUNGE/KITCHEN 17' 10" x 8' 11" (5.43m x 2.72m)

STUDIO BEDROOM AREA 10' 9" x 10' 2" (3.27m x 3.10m)

STUDIO UTILITY

STUDIO SHOWER ROOM

STUDIO OUTSIDE

There is allocated parking immediately to the outside front of the studio and a private, enclosed modern garden to the rear.

AGENT'S NOTE

The Council Tax band for Godolphin band 'E'. The Council Tax band for the studio is band 'A'. Please note, the studio is currently occupied, therefore at present there are no images or floorplan available. A video of the annexe is available upon request.

SERVICES

Mains water, electricity, drainage and gas.

DIRECTIONS

From St.Erth roundabout take the A30 towards Penzance, on entering Canonstown take the right turn into Heather Lane where the property will be found about half way up the lane on the left hand side. If using What3words:- hint.aimed.solo





MAP's

Top reasons to view this home

- Stylish and contemporary decor
- Spacious accommodation with plentiful light
- Detached four bedroom residence
- Extensively updated and beautifully presented
- Two bedrooms with en-suite facilities
- Utility room
- Private driveway parking
- Highly sought after location
- Open countryside views
- Detached studio with garden and parking



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1863 ft²

173.1 m²

Reduced headroom

42 ft²

3.9 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

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)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestateagents.com
www.mapestateagents.com

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