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**Vicarage Gate,
St. Erth, Hayle**

**Guide Price £270,000
Freehold**





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Property Introduction

Located at the end of a cul-de-sac and gaining lovely views from the front elevation towards Trencrom Hill is this three bedroom property.

Internally at ground floor level there is a fitted kitchen and a fabulous living room boasting French doors opening to the most attractive rear garden.

Upstairs there are three bedrooms and the family bathroom.

The property is double glazed and warmed via gas central heating to radiators.

The landscaped rear garden has various zones for different activities and plenty of seating for alfresco dining. At the rear of the garden there is a pathway that leads around to the single garage en bloc and there is on-street parking.

Location

St Erth is an attractive West Cornwall village situated on the River Hayle two miles from the English Channel to the north and four miles from the Atlantic Ocean to the south, both of which offer excellent sandy beaches and associated aquatic sports from sailing to surfing, it is twinned with Ploulec'h in Brittany. The property is adjacent to Cornwall's first geological reserve - St Erth Pits (Cornwall Wildlife Trust) and is close to Vicarage Gate Park and allotments. The village itself boasts a church, shop/Post Office and a public house and has a great community spirit. There is a mainline railway station at St. Erth, which connects the south west to London.

Two miles away is the larger shopping town of Hayle with supermarkets and a wide range of retail outlets, also the A30 trunk road is a short distance away and offers easy access to the north and south coast.

ACCOMMODATION COMPRISES

Covered porch area with integrated bench. Double glazed panel front door opening to:-

ENTRANCE HALL

The hallway is bright and airy with two cupboards. Radiator. Stairs rising to first floor. Doors to:-

KITCHEN 9' 9" x 9' 1" (2.97m x 2.77m) maximum measurements

Fitted with a matching range of off-white wall and base cupboards with black hardware and roll edge worksurfaces over. Built-in eye-level double oven, four burner gas hob inset to worksurface with extractor over. Single drainer sink unit with pull out sprayer mixer tap. Space and plumbing for washing machine. Double glazed window to front. Complementary wall tiling. Space for fridge/freezer. Wall mounted gas combination boiler.

LIVING ROOM/DINER 17' 3" x 12' 10" (5.25m x 3.91m) maximum measurements

This fantastic room has a floor to ceiling window and wide French doors which flow naturally on to the rear garden. There is a feature fireplace with wooden surround and mantel above with shelved recesses to either side. Radiator. Understairs storage cupboard.

From entrance hall, stairs to:-

FIRST FLOOR LANDING

Smoke alarm. Access to loft space. Space saving ceiling mounted clothes airer. Doors off to:-

BEDROOM ONE 12' 2" x 9' 9" (3.71m x 2.97m) plus door recess

Double glazed window to front gaining lovely views towards Trench Hill. Radiator.

BEDROOM TWO 10' 5" x 9' 5" (3.17m x 2.87m) plus door recess

Double glazed window to rear. Radiator.

BEDROOM THREE 8' 10" x 7' 3" (2.69m x 2.21m) L-shaped, maximum measurements

Double glazed window to front. Radiator. Bulk-head storage cupboard.

FAMILY BATHROOM

Fitted with a white suite comprising panelled bath with shower over, wash handbasin inset to vanity unit and close coupled WC. Heated towel rail. Obscure double glazed window to rear.

OUTSIDE FRONT

There is a small patio and white stones laid in the front garden along with wisteria and camellia plants. There is a path and lower walled area (covered with slate chipping and bordered with hedging).

REAR GARDEN

The landscaped rear garden has a set of fenced lower seating areas with planters of lavender and herbs alongside a water butt, a mini greenhouse, and an outside tap for gardening. There are two enclosed small lawns with landscaped paths and a BBQ/potting area. Mature trees include olive and weeping pear as well as planted laurel hedging, a tree fern, acer, and willows.

GARAGE 16' 7" x 8' 2" (5.05m x 2.49m)

A single garage in a block with metal up and over door.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

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

DIRECTIONS

From The St. Erth Church proceed along Fore Street in a southerly direction. At the right hand bend in the road turn left onto Vicarage Gate and take the right fork. The property will be seen near the top on the right hand side. If using What3words:-tribe.stammer.orbited

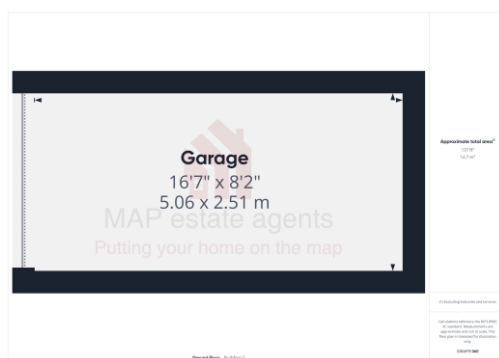
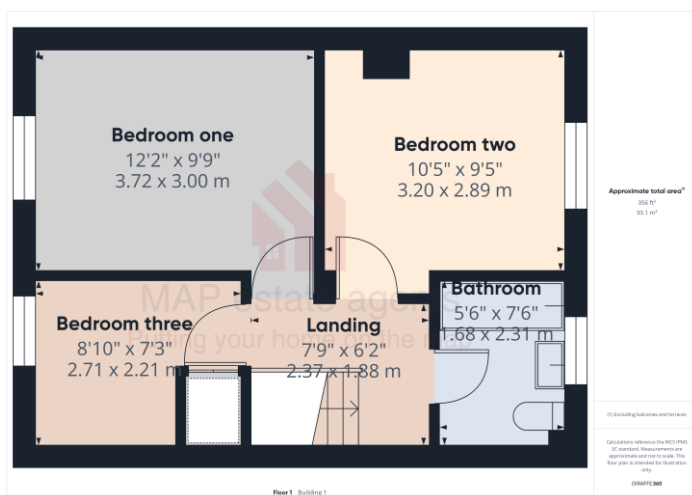


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Three bedrooms
- Well presented accommodation
- Living room/diner with French doors to garden
- Lovely views west towards Trecrom
- Gas central heating
- Double glazing
- Landscaped rear garden
- Garage en bloc and on-street parking



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