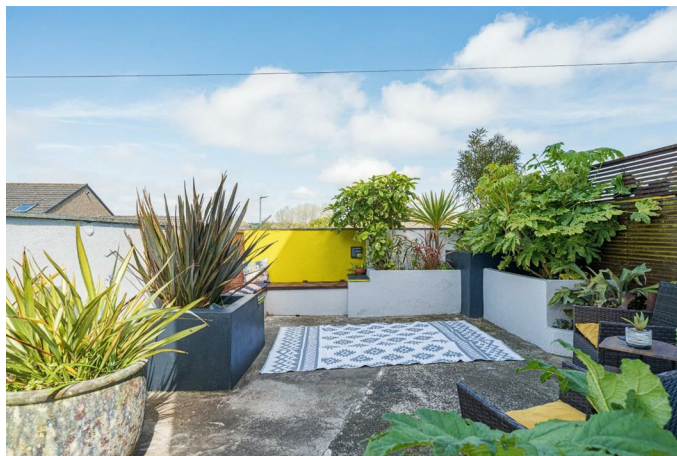
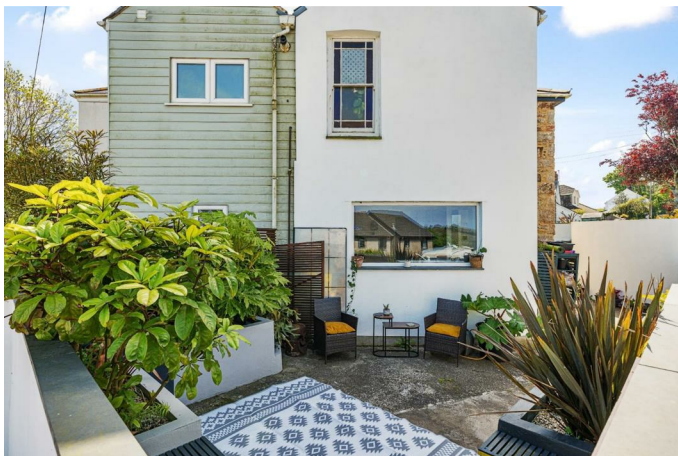




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Tredrea Lane, Hayle | Guide Price £400,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents proudly present Holly Cottage, ideally located in a popular semi-rural village with excellent transport connections. Renovated by a talented local interior designer, this semi-detached home harmoniously combines gorgeous period features with sleek, contemporary finishes – it's one of the best property transformations we've seen for a long time. The accommodation briefly comprises three bedrooms, sitting room, dining room, and in addition to the first-floor family bathroom, there is also a ground-floor cloakroom – so there should be no more queuing to get ready in the morning here! There is also a boarded attic space to explore. The property is situated on a generous corner plot, with enclosed gardens and off-street parking for two vehicles. We recommend booking an appointment to view at your earliest convenience.

The Property

There's a popular saying in the property industry that goes, "First impressions are everything. Buyers decide on a house within the first 30 seconds of walking through the front door". And what a first impression this home makes, when you step through the front door into the entrance hall. Here your eye will instantly be drawn to features such as high ceilings, beautiful Victorian floors tiles, and ornate neoclassical decorative corbels. Next, we arrive at the sitting room, which is centred around a wood burning stove, providing a sense of warmth which beckons cosy moments. In this room, we love the characterful elements such as the exposed floorboards, picture rails, ceiling rose, and ornate marble fire surround. The spacious dining room also benefits from characterful features, and is open to the simply stunning kitchen. The kitchen is tasteful and contemporary, and looks like something you would see within the pages of your favourite interior design magazines. It is fitted with modern, high-quality cabinetry and worksurfaces, and benefits from built-in appliances such as fridge-freezer and dishwasher. On the ground floor you will also find a very convenient cloakroom.

Upstairs, a spacious landing gives access to three light and beautifully presented bedrooms, in addition to the fabulous family bathroom. Step into the family bathroom and immerse yourself in tranquillity reminiscent of a spa retreat. A stunning roll-top bath

invites you to unwind, basking in the kaleidoscope of colours streaming in through the stained-glass window. Alternatively, indulge in a refreshing shower experience beneath the generous rainfall showerhead within the spacious shower unit. Heading back out onto the landing, the loft hatch with pull down ladder provides access to a boarded loft space, which benefits from a Velux window.

The Garden & Parking

Externally, the property benefits from a well-tended and enclosed garden to the side, perhaps perfect for families with children or pets. It is mainly laid to lawn with a collection of mature plants and shrubs, whilst the rear garden has a very modern, possibly Californian vibe with inbuilt planters and seating areas, just perfect for entertaining in the summer months. Further to the rear, are two off street parking spaces.

The Location

Nestled in the heart of Cornwall, the sought-after semi-rural village of St. Erth offers fantastic access to local transport networks, making it a prime choice for residents seeking both village life and connectivity. It is well placed for quick access to the A30, and complemented by its own mainline railway station providing frequent services to London Paddington and a delightful branch line to St. Ives.

Steeped in history, St. Erth is home to a picturesque 15th-century church, serving as a focal point amid

the serene beauty of its surroundings, including a meandering river. Nature enthusiasts will relish the abundance of nearby country walks, while the inviting sandy shores of Hayle, Gwithian, and St Ives await just a short car journey away, promising endless seaside adventures. Perhaps it's time to finally book those surfing lessons you've been daydreaming about?

St. Erth is located approximately a 50-minute drive from Cornwall Airport Newquay, offering seamless connections to Europe. The vibrant art scene of St Ives, located a mere 7 miles away, further enhances the cultural richness of the area. Boasting a thriving community atmosphere, St. Erth fosters a sense of belonging among its residents, while its favourable location provides easy access to some of Cornwall's larger towns and attractions.

Agents Notes

Mains electricity, gas, water, and private drainage.
EPC - 61 D
Council Tax Band - C



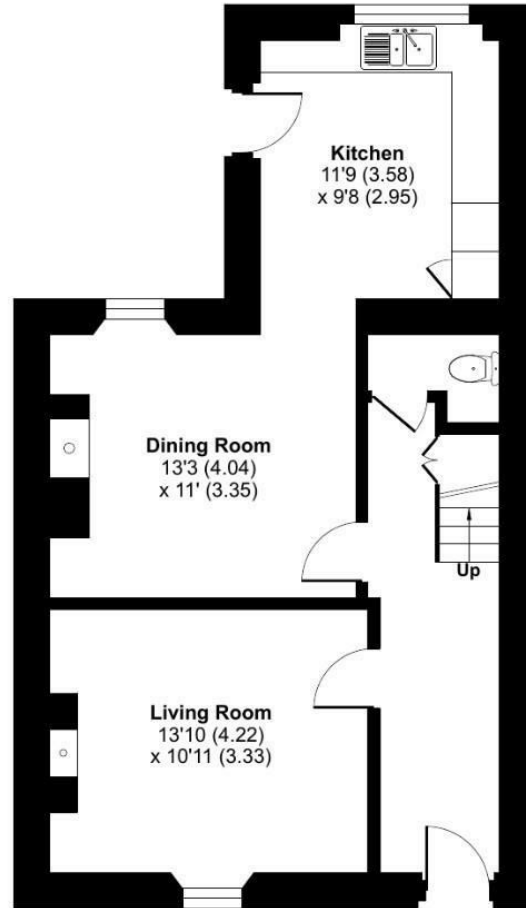




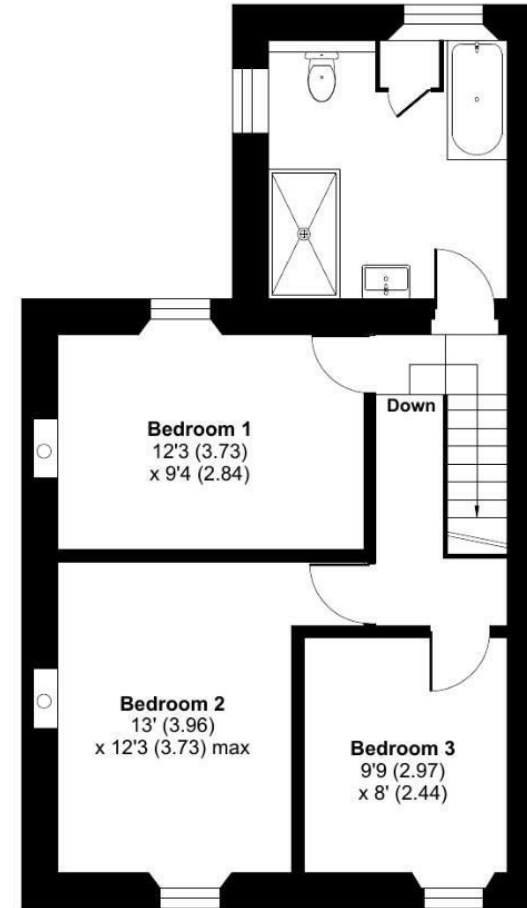
Tredrea Lane, St. Erth, Hayle, TR27

Approximate Area = 1113 sq ft / 103.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hendy Realty Ltd T/A Hunters. REF: 1119996

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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