



52 Rosewarne Road,
Gwinear, Hayle

LODGE & THOMAS
ESTABLISHED 1892

52 Rosewarne Road,
Gwinear, Hayle, TR27 5LF

Guide Price - £300,000 Freehold

- Beautifully presented character home
- 2 bedrooms and 2 reception rooms
- uPVC double glazed windows & doors
- Gas central heating
- Garage and parking
- 1/5th of an acre of gardens

A highly appealing characterful home that is both well-appointed and well presented, set within approximately 1/5th acre of gardens including garage and parking.

The Property

An end-terrace period cottage that over time has been extended at both the front and rear to provide comfortable 2 reception, 2-bedroom accommodation that features both uPVC double glazed windows and doors, together with gas central heating.

At ground floor the two reception rooms are complemented by a good-sized kitchen together with a ground floor bathroom that has a shower over the bath. At first floor there are two double bedrooms. Outside the property is approached over a long, brick paved driveway that provides off-road parking for potentially 4 vehicles plus more in the garage and car port. The property has recently been used as a small market garden and so there are various greenhouse bases within the gardens. To the immediate rear is the landscaped, sheltered and private patio, beyond which is a further level garden. Subject to planning, there is plenty of room to extend and develop the cottage should further accommodation be required.





EPC E Council Tax Band A

Services

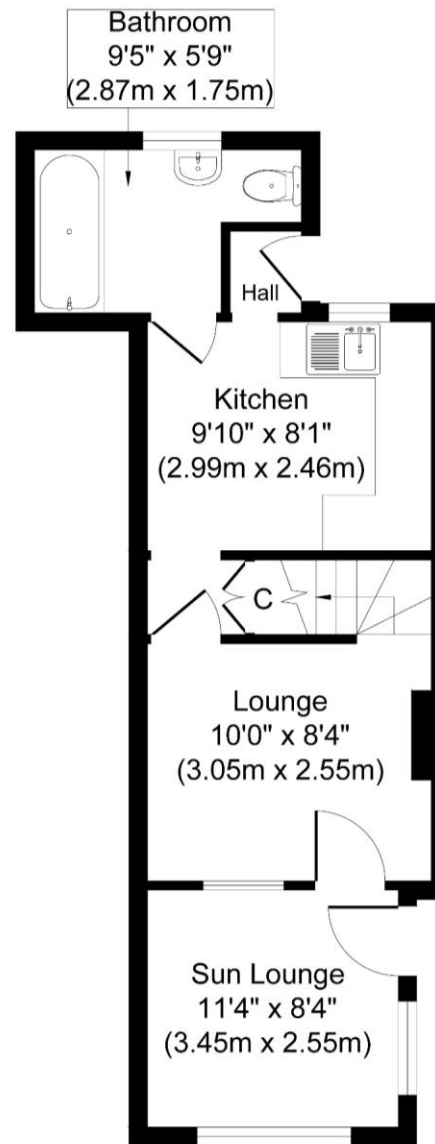
Mains electricity, gas, water and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

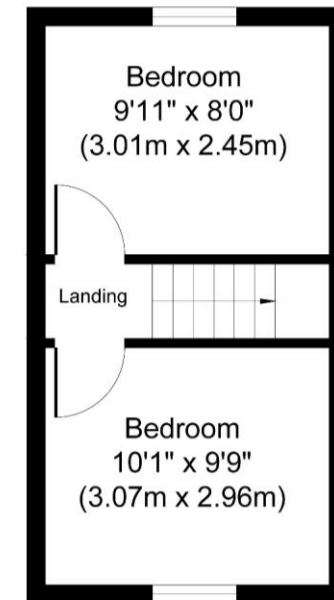
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Ground Floor
Approximate Floor Area
330 sq. ft
(30.66 sq. m)



First Floor
Approximate Floor Area
197 sq. ft
(18.33 sq. m)

Location

The nearest shop and post office for daily requirements is about ¼ mile away at Carnhell Green. A similar distance from the popular Gwinear primary school.

Wall itself is conveniently situated central to the larger towns of Hayle (5 miles), Camborne (3.5 miles) and Helston (8 miles), all of which offer a varied range of shopping, schooling, recreational and health care facilities. Hayle and Camborne both have stops on the main Paddington-Penzance railway line whilst the County's main spinal route, the A30, is barely 5 minutes' drive away at Treswithian Downs. As well as putting this spectacular north Cornish coastline within less than 15 minutes' drive, it also means that many of Cornwall's other main towns and tourist attractions are easily accessible including the County town of Truro, 20 miles away.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From the A30 south bound take the Camborne West exit to Connor Downs via Roseworthy. Upon entering Connor Downs, turn left at the crossroads into Gwinear Road and proceed to Carnhell Green. At the T junction turn right towards Wall. The property for sale will be found on the right-hand side upon entering the village identified by Lodge & Thomas "For Sale" board, just before the sharp left-hand bend.

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Not to scale. For indicative purposes only.

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