



Chapel Road  
Leedstown  
Hayle  
TR27 6BA

Asking Price £450,000

- DETACHED MODERN HOME
- FOUR BEDROOMS WITH ONE ENSUITE
- PRIVATE GARDEN BACKING ON TO FIELDS
- LARGE WORKSHOP
- AMPLE PARKING
- QUIET VILLAGE LOCATION
- AIR SOURCE HEATING
- SOLAR WATER SYSTEM



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1345.49 sq ft



### PROPERTY DESCRIPTION

Tucked away in the village of Leedstown is this versatile detached family home backing onto open countryside. The property in brief comprises an entrance hall, dual aspect lounge/diner, kitchen/breakfast room, utility, cloak room, ground floor double bedroom with ensuite wet room, a large master bedroom with walk in dressing room/study, a third double bedroom, fourth single and a four piece family bathroom.

Outside, the property is incredibly private and sits set back from the road, approached over a shared gravel driveway onto a large private brick paved driveway with parking for numerous vehicles along with a covered carport and double doors into a large 22ft x 11ft garage/workshop. The rear enjoys a private enclosed garden with mature boundaries, level lawn, decked patio, green house and storage shed.

The property also has the benefit of a solar hot water system, air source heating with underfloor heating to the ground floor and a quiet village location.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Canopy style porch with obscure double glazed door into:

#### ENTRANCE HALL

Tiled floor, glazed double doors into lounge, doors to ground floor bedroom and cloak room, stairs to first floor.

#### CLOAK ROOM

W.C and hand basin, tiled floor, extractor fan.

#### LOUNGE/DINER

22'4" x 11'5" (6.83m x 3.5m )

A large dual aspect lounge/diner with double glazed window and double glazed patio doors leading to rear garden, tiled flooring with underfloor heating, feature fireplace with wood burning stove.

#### KITCHEN/BREAKFAST ROOM

15'1" x 10'5" (4.62m x 3.18m)

A good sized kitchen/breakfast room fitted with a range of white gloss base and wall units with granite effect worksurfaces and tiled splash

backs, breakfast bar, stainless steel sink with drainer and mixer tap, integrated double oven, gas hob, with extractor hood, integrated dishwasher, integrated fridge/freezer, built in under stair's cupboard, double glazed window and double glazed door to rear garden, wood floor with underfloor heating, door into:

#### UTILITY

8'6" x 7'4" (2.6m x 2.24m)

Tiled flooring with under floor heating, double glazed door to rear garden, a range of units with roll top work surfaces over and stainless steel sink with drainer and mixer tap, space for washing machine, large cupboard housing solar powered water heater.

#### BEDROOM TWO

11'3" x 8'7" (3.45m x 2.62m )

Double glazed window, tiled flooring with under floor heating, door into:

#### ENSUITE WET ROOM

Wet Room with walk in shower, hand basin and W.C, extractor fan, tiled walls, tiled floor with under floor heating. chrome effect heated towel rail.

#### FIRST FLOOR

#### LANDING

An open landing with Velux window, doors to bedrooms and bathroom.

#### MASTER BEDROOM

15'5" x 12'7" (4.70m x 3.84m)

A large master bedroom with fitted wardrobe, double glazed window, radiator, door into:

#### STUDY/DRESSING ROOM

8'7" x 7'6" (2.62m x 2.31m)

A versatile addition which could be used as a walk in dressing room/study,, play room or nursery, double glazed window.

#### BEDROOM THREE

13'6" x 11'5" (4.14m x 3.5m )

Double glazed window, radiator, built in mirrored wardrobes.

#### BEDROOM FOUR

10'9" x 8'3" (3.28m x 2.54m)

Doble glazed window, radiator, built in storage cupboard.



### FAMILY BATHROOM

A four piece family bathroom comprising shower cubicle with tiled surround, bath, W.C and hand basin inset to work surface and cupboard below, chrome effect heated towel rail, half tiled walls, tile effect flooring, extractor fan.

### OUTSIDE

The property is set back from the main road with a right of way through a gravel drive and onto a large, private brick paved driveway providing ample parking along with a covered carport. Double wooden doors lead into a large 22ft garage/workshop and pedestrian access on the other side. The rear of the property offers an incredibly private enclosed garden which is predominantly laid to lawn with mature planted boundaries, decked patio, green house and storage shed. Additional double doors also give access into the workshop.

### WORKSHOP

22'0" x 11'3" (6.72m x 3.43)

A large and useful garage/workshop with light and power, double glazed patio doors and double wooden vehicular doors, insulated timber construction with water and potential to convert subject to permissions.

### SERVICES

Mains electricity, metered water, private drainage, air source heating, solar panels for hot water, LPG gas for hob (however we have not verified connections).

Council Tax Band D







PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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### Valuation Request

