



Fore Street
Hayle
TR27 4DX

Offers In The Region Of
£525,000

- TOWN CENTRE LOCATION
- 4 BEDROOM HOUSE AND SHOP
- ENCLOSED REAR GARDEN
- CHARACTER THROUGHOUT
- WORKSHOP AREA
- LIVING ROOM
- KITCHEN BREAKFAST ROOM
- CONSERVATORY
- VIEWING ADVISED
- EPC - E51



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1130.21 sq ft



This rare and exciting opportunity to purchase a 4 bedroom house with an integral shop that fronts onto Fore Street the main street of Hayle. Offering a large enclosed garden to the rear. The property offers a wealth of character and has been a family home and business for many years. Viewing is advised

Entrance

Front door opening into:

Reception Porch

Tiled flooring. Wall mounted consumer unit. Twin paned door opening into:

Reception Hallway

Tiled flooring. Radiator. Carpeted stairs rising to the first floor landing with an understairs storage cupboard. Doors into:

Living Room

12'00 x 11'11 (3.66m x 3.63m)

Wooden flooring. Radiator. Feature fireplace with hearth and wooden mantle above and recessed alcoves to either side. Sash window to the front aspect with secondary double glazing and window seat below.

Kitchen Breakfast Room

12'03 x 9'09 (3.73m x 2.97m)

Parquet flooring. Range of base level units and drawers offering rolled edge work surfaces above incorporating a ceramic sink and drainer. Recess for a range style cooker with extractor fan above. Eye level units. open beam ceiling Double glazed window to rear looking into the conservatory. Double glazed door into:

Conservatory

14'05 x 12'11 (4.39m x 3.94m)

Tiled flooring. Double glazed surrounds and sliding patio doors opening giving access onto the rear garden. Door opening into:

Utility Room

8'00 x 3'09 (2.44m x 1.14m)

Tiled flooring. Plumbing for a washing machine and tumble dryer. Wall mounted gas boiler.

Returning to the reception hallway, door opening into:

Workshop

14'10 x 9'09 (4.52m x 2.97m)

Laminate flooring. 2 x double glazed windows to the rear aspect. Open beam ceiling Archway through to:

Shop Area

15' 05 x 12' 04 (4.57m 1.52m x 3.66m 1.22m)

Carpet. Glazed multi pane bay window to the front aspect with a number of display shelves. Multi pane front door. Feature wooden pillar. Recessed display unit set into what was once a fireplace.

From the reception hallway are carpeted stairs rising to the half landing with a double glazed picture window to the rear aspect and further carpeted stairs rising to the lower landing with handrail to side with spindles below. The lower landing is carpeted with doors opening into:

Bedroom

15' 02 x 7' 11 (4.57m 0.61m x 2.13m 3.35m)

Carpet. Radiator. Double glazed windows to the rear aspect overlooking the rear garden. Exposed beams and 'A' frames.

Bathroom

12'00 x 9'06 (3.66m x 2.90m)

Parquet flooring. Dual flush low level W/c. Pedestal hand wash basin. Panel bath with shower above of the mains with a glazed screen to side. Tiled splashbacks and surrounds. Ladder towel rail. Double glazed window to the rear aspect. Exposed beams. Radiator. Storage cupboard.

From the half landing is a step up to the upper landing with hand balustrade with spindles below. Doors opening into:

Bedroom

12'01 x 12'00 (3.68m x 3.66m)

Carpet. Radiator. Sash window to the front aspect with a window seat below offering views over Copperhouse pool and towards King George memorial walk. Bonnet ceiling



Bedroom/Office

8'06 x 8'04 (2.59m x 2.54m)

Carpet. Radiator. Sash window to the front aspect with a window seat looking over Copperhouse pool and towards King George memorial walk

Bedroom

12'02 x 10'07 (3.71m x 3.23m)

Carpet. Radiator. Sash window to the front aspect with a window seat below and views looking over Copperhouse pool and towards King George memorial walk. 2 built in wardrobes.

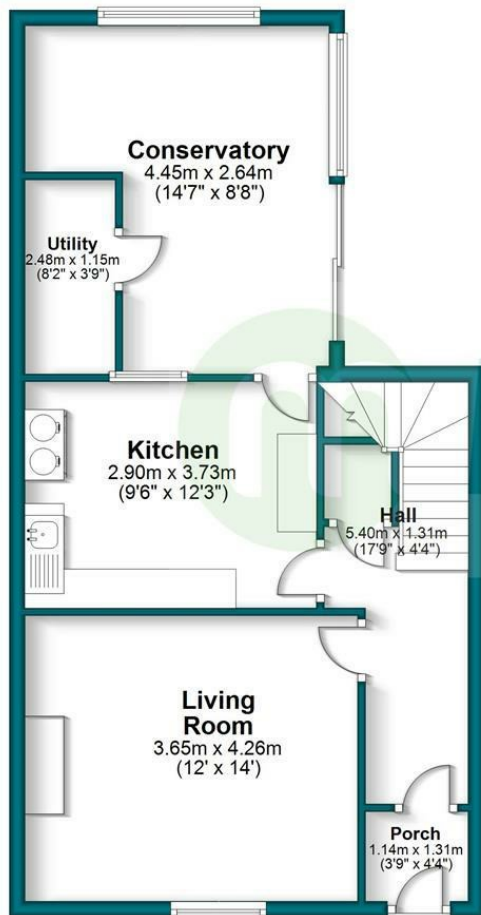
Outside

The rear garden is accessed via the patio doors in the conservatory. Offering an initial patio area with side gate access leading to a shared walkway that leads back to the front. From the patio area are steps rising up onto a decked area of garden creating the ideal sunbathing or BBQ area. With a lawn garden beyond and a fishpond. Beyond the lawn garden is gated access into a further area of garden where there is a storage shed area. In the garden is an outside and outdoor electric sockets.



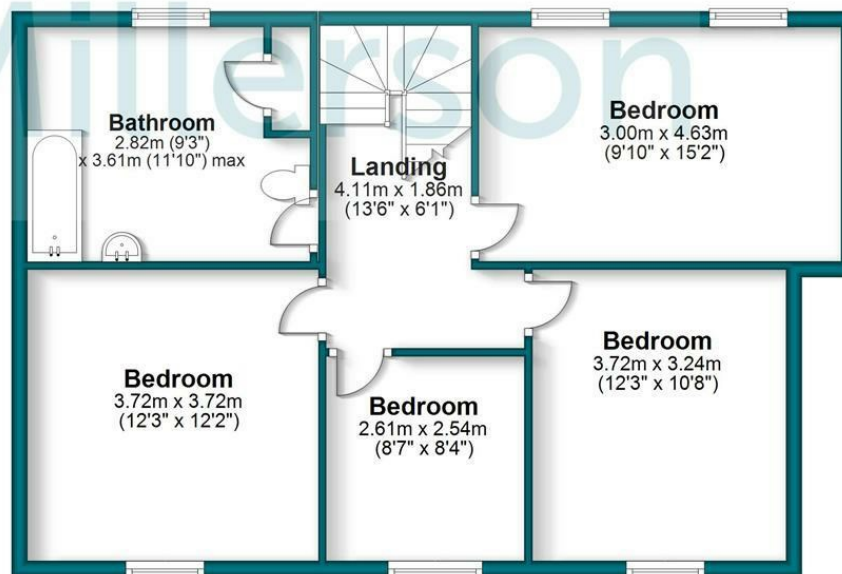
Ground Floor

Approx. 55.4 sq. metres (596.0 sq. feet)



First Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



Total area: approx. 122.5 sq. metres (1318.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

The property is found approx 100 yards on the left hand side from our Hayle Office

Contact Us

Millerson Estate Agents
50 Fore Street
Hayle
Cornwall
TR27 4DY
E: hayle@millerson.com
T: 01736 754115
www.millerson.com

Valuation Request

