



Conker Road  
St. Erth Praze  
Hayle  
TR27 6EQ

Asking Price £665,000

- Large Family Home
- Separate 1 Bedroom Apartment
- Private Gardens and Land Totalling Approx. 2 acres
  - 3 Reception Rooms
  - 3 Bedrooms
  - 3 bathrooms
  - Double Garage
- Ample Driveway Parking
- Superfast Fibre Broadband
- Council Tax - Band D



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1754.52 sq ft



4



4



3



E41

### The Location & Property

Set within a quiet location and surrounded by open countryside and farmland. The location of the property is only approximately 2 miles away from Hayle town which offers excellent primary and secondary schools along with a Asda supermarket and many local shops. Hayle also offers 3 miles of golden sandy beaches where you are able to watch the local wildlife including seals dolphins and many different types of birds. The market towns of St Ives, Penzance and Helston are also very accessible from the location. The nearby train stations at Hayle and St Erth have direct train links to London Paddington.

The property is a spacious family home offering a large kitchen., conservatory, lounge, dining room. office, 3 bedrooms which two offer ensuite facilities. An independent 1 bedroom apartment previously used as a successful holiday let. Double garage and a large enclosed rear garden. that gives access into the enclosed paddock along with access onto the field along with the large area of off road parking. In total the plot area equates to approximately 2 acres. Viewing is advised.

### Entrance

Double glazed front door opening into:

### Reception Porch

Tiled flooring. Double aspect double glazed windows. Multipaned door opening into:

### Dining Room

18'08 x 13'00 (5.69m x 3.96m)

Tiled flooring. Radiator. Double glazed bay window to the front aspect. Open bean ceiling. Central turning staircase leading up to the first floor landing. Archway leading through to the kitchen.

### Living Room

12'03 x 14'10 (3.73m x 4.52m)

Carpet. Radiator. Double glazed bay window to the front aspect with a window seat below. Stone feature fireplace with granite surrounds and wooden mantle above with recessed shelving to side.

From the dining room the archway leads into:

### Kitchen

18'06 x 9'04 (5.64m x 2.84m)

Tiled flooring. Matching floor and eye level units. Worksurfaces incorporating a double sink with drainer to side and double glazed window above looking through into the conservatory and out into the rear garden. Integrated 4 ring hob with extractor above and a further 2 ring hob to the side. Eye level oven and grill. Integrated fridge and freezer. Recess for a dishwasher. Door opening into:

### Office

9'08 x 6'10 (2.95m x 2.08m)

Carpet. Radiator. Double glazed window to the rear aspect. Door into:

### Storage Room

9'08 x 3'04 (2.95m x 1.02m)

Carpet. wall mounted shelving. Multi pane door opening into:

### Double Garage

16'07 x 15'08 (5.05m x 4.78m)

Metal up and over door. Double glazed window to the side aspect. Power connected. Door to the rear of the garage opening into:

### Storage Area

10'10 x 7'05 (3.30m x 2.26m )

Double glazed window to the side aspect and a double glazed door opening into the rear garden.

Returning to the kitchen. Multi pane door opening into:

### Rear Hall

Tiled flooring. Cloaks cupboard. Doors opening into:

### Utility Room

6'07 x 4'09 (2.01m x 1.45m)

Tiled flooring. Plumbing for a washing machine and tumble dryer. Belfast style sink with tiled splashbacks.

### Separate W/c

Tiled flooring. Low level W/c. Wall hung vanity hand wash basin with tiled splashbacks. Obscure double glazed window to the rear aspect.

### Conservatory

19'11 x 10'00 (6.07m x 3.05m)

Tiled flooring. Floor to ceiling double glazed surrounds with central patio doors opening onto the rear garden.

Returning to the dining room is a central turning staircase rising up to:

### Landing

Carpet. Doors opening into:

### Master Bedroom

15'06 x 14'07 (4.72m x 4.45m)

Carpet. Radiator. Double glazed window to the front aspect offering a lovely far reaching countryside view. Built in wardrobes spanning the whole width of the room. Door into:

### Ensuite Shower

Vinyl flooring. Corner shower with electric shower above. vanity basin set into a unit with cupboard below. Double glazed window to the front aspect. Full tiled surrounds and splashbacks.

### Bedroom

20'02(max) x 9'10 (6.15m(max) x 3.00m )

An 'L' shaped room. Carpet. 2 x double glazed windows to the rear aspect overlooking the rear garden. Built in wardrobe. Vanity basin with vanity unit below. Recessed shelving creating the ideal space for a TV.



### Bathroom

Vinyl flooring. Large vanity basin set into a unit with cupboard and drawers below. Dual flush low level W/c. Crescent shaped shower tray with glazed sliding doors and surrounds and shower above of the mains. Bath with tiled surrounds and a central Swan neck mixer tap above along with a separate shower hand attachment. Airing cupboard. Radiator. Obscure double glazed window to the rear aspect. Tiled surrounds and splashbacks. Extractor fan.

### Bedroom

12'08 x 12'01 (3.86m x 3.68m )

Carpet. Radiator. Double glazed window to the front aspect offering a lovely countryside view. Fitted wardrobes. Loft access. Archway into:

### Ensuite

Low level W/c. Vanity basin set onto a tiled surround top with cupboard below. Shower with shower above of the mains and full tiled surrounds.

### GOLDSTEPHEN FLAT

Accessed via a spiral staircase which leads to the double glazed front door which opens into:

### Kitchen Breakfast Room

12'00 x 10'1 (3.66m x 3.07m)

Stainless steel sink with adjoining work surfaces, further range of base and eye level units. Recess for electric cooker, under unit fridge & plumbing for washing machine. Linoleum floor. Airing cupboard housing the hot water cylinder and slatted shelving. Electric night storage heater with timer. Door into:

### Inner Hallway

With ceiling hatch to illuminated and boarded loft space with retractable aluminium loft ladder.

### Bathroom

White suite comprising panelled bath with shower over. Low level WC & pedestal wash hand basin. Extractor fan & complimentary wall tiling.

### Lounge

16'2 x 12' 8 (4.93m x 3.66m 2.44m)

A bright and airy double aspect room. Double glazed UPVC window to the front giving panoramic west facing views of rolling countryside, complemented with a south facing window to the side with additional rural views. Electric night storage heater with timer, door to bedroom. Carpeted flooring





Conker Road, St. Erth Praze, Hayle, TR27 6EQ

### Bedroom

11' 10" x 8' 2" (3.35m 3.05m x 2.44m 0.61m)

Fitted wardrobes with sliding door comprising both hanging space & shelving. South facing UPVC Double glazed window with rural views. Carpeted flooring.

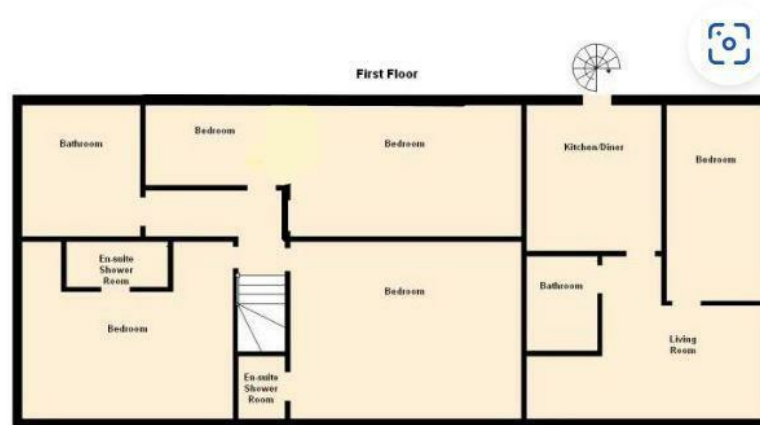
### Outside

The property is fronted by a small and neatly tended token gardens with ornamental box hedging, shrubs & climbers which frame the central entrance porch. There is off road parking in front of the double garage as well as additional parking to the side and rear of the property.

The main gardens are at the rear of the property. Leading from the house there is a large patio area with side access gate and steps leading up onto the more formal garden which extends to a large and sunny private and secluded area which is laid to lawns and an abundance of colourful, well stocked beds and borders. There are ornamental granite seats beneath mature trees and a large, raised patio at the end of the garden adjoining the ornamental pond where you also find a sheltered summerhouse, large rockery and further hidden secluded areas.

From the gardens you can access the large amenity area, previously used as a garden retail nursery. There is light & power to this area, From this area there is gated access into an enclosed area which is gravelled and lawn. In this area is currently a large 3 berth static caravan which is available to be purchased via separate agreement. There are double opening gates leading out onto the large parking area which in turn then leads to. The field, which is sewn with a pony paddock mix and is bordered by Cornish hedging to two sides. The field has not been grazed for a while and in the past has produced circa 200 bales of hay per year.





Total area: approx. 223.4 sq. metres (2404.7 sq. feet)  
 TO BE USED AS AN APPROXIMATE GUIDE TO THE LAYOUT ONLY.  
 Plans produced using The Metric Agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</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	