



Churchtown

Hayle

TR27 5JL

Price Guide £200,000

- SPACIOUS CHARACTER COTTAGE
- 2 RECEPTION ROOMS, 3 FIRST FLOOR BEDROOMS AND ADDITIONAL LOFT ROOM
- IN NEED OF MODERNISATION
- POPULAR VILLAGE LOCATION
- STUNNING VIEWS TO THE REAR
- WELL ENCLOSED GARDEN WITH WORKSHOP
- NO CHAIN



 Millerson  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 1056.00 sq ft



#### ENTRANCE HALL

Tiled flooring, doors to lounge and separate dining room.

#### LOUNGE

13'5 x 9'8 (4.09m x 2.95m)

Window to the front and internal window to the dining room, fireplace with surround.

#### DINING ROOM

12'1 x 11'8 (3.68m x 3.56m)

Two internal windows, access to the kitchen, Aga, stairs rising to the first floor.

#### KITCHEN

10'4 x 6'8 (3.15m x 2.03m)

Wash hand basin with adjoining work tops, base and eye units, recess and plumbing for washing machine and dishwasher, window and door to the rear enjoying rural views and giving access to the garden.

#### BATHROOM

10'9 x 6'0 (3.28m x 1.83m)

Panelled bath with shower over, w.c, wash hand basin, window to the rear.

#### FIRST FLOOR LANDING

Access to three bedrooms and stairs rising to the loft room.

#### BEDROOM 1

15'0 x 8'10 (4.57m x 2.69m)

Fitted wardrobes, window to the rear enjoying superb countryside views.

#### BEDROOM 2

9'2 x 8'9 (2.79m x 2.67m)

Upvc double glazed window to the front with rural views, fitted wardrobe.

#### BEDROOM 3

8'2 x 7'5 (2.49m x 2.26m)

UPVC double glazed window to the front with rural views.

#### SECOND FLOOR LANDING

Two built in eaves storage cupboards.

#### LOFT ROOM

18'3 x 8'9 restricted head height (5.56m x 2.67m restricted head height )

Two Velux windows to the rear with stunning unobstructed countryside and sea views in the distance.

#### OUTSIDE

To the rear of the cottage there is a good size garden with patio, lawn and useful block built workshop. The garden also benefits from the lovely views.

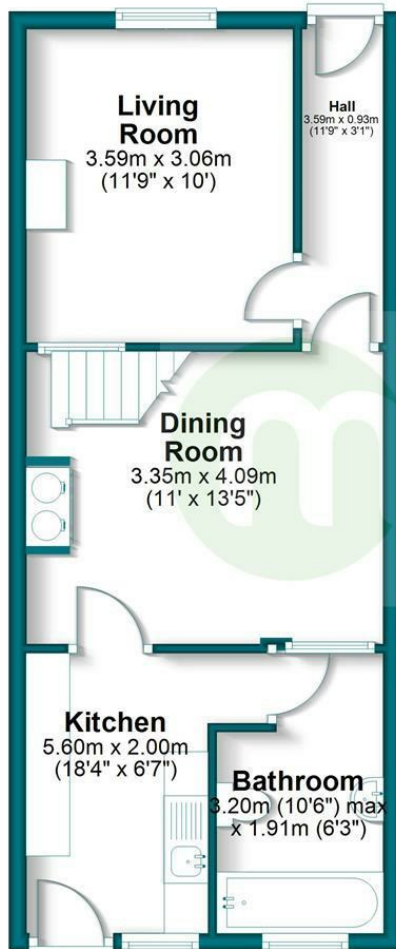
#### PARKING

There is unrestricted road parking to the front of the cottage.



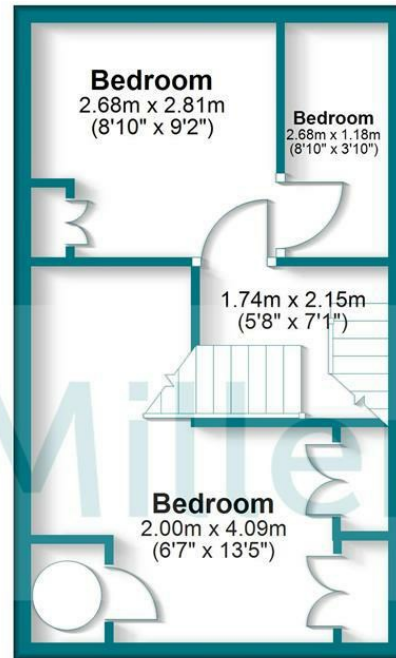
## Ground Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



## First Floor

Approx. 28.9 sq. metres (311.6 sq. feet)



## Second Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



Total area: approx. 98.1 sq. metres (1056.1 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		
(39-54)	E		
(21-38)	F		
(1-20)	G	9	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

From the Hayle office head towards Lidl and at the roundabout take the third exit onto Guildford Road. Proceed up the hill and turn left into Nampusker Road. Stay on this road until you reach Churchtown where the property will be found on the left hand side.

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## Valuation Request



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