



1 Saltings Reach

Lelant

 **Millerson**
Select

Asking Price £545,000

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Lelant

- **STUNNING HOME**
- **5 BEDROOMS**
- **3 BATHROOMS**
- **2 RECEPTION ROOMS**
- **OFFICE**
- **FRONT AND REAR GARDENS**
- **PARKING AND GARAGE**
- **SET IN AN AWARD WINNING DEVELOPMENT**
- **CLOSE TO LELANT SALTINGS & PORTHKIDNEY BEACH**
- **VIEWING ADVISED**

Welcome to Saltings Reach in Hayle, where this stunning 5-bedroom detached house with a garage and parking awaits its new owners. This very smart property boasts well proportioned rooms throughout, including two spacious reception rooms - perfect for entertaining guests or relaxing with your family - 5 bedrooms and three bathrooms.

Located in the charming village of Lelant, you'll enjoy the tranquility of village life while being just a short distance away from the county championship golf course of West Cornwall and the beautiful expanses of Porthkidney sands — one of Cornwall's best kept secrets - perfect for walks, picnics and open for dog walking all year round. Imagine taking leisurely strolls along the sandy shores or enjoying picnics in the dunes with rolling waves in the background. The A30 is also close by, meaning all the major market towns including Penzance and the Cathedral city of Truro are readily accessible.

This property offers not just a house, but a lifestyle. The quiet no through road is undisturbed yet within walking distance of an excellent range of facilities. The well-maintained garden provides a peaceful retreat where you can unwind after a long day. With parking and a garage, you'll have ample space for your vehicles and storage needs.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and step into the life you've always dreamed of in this beautiful corner of Cornwall.







The Property

This high quality home is set within this award winning estate that offers excellent access into the picturesque fishing port of St Ives. Internally the home is presented to an extremely high and exact standard throughout. The living room opens through to the dining room which enjoys floor to ceiling windows. The fitted kitchen breakfast room and offers a number of built in appliances. The ground floor also offers a large utility room and a separate office. Set over the first floor are three double bedrooms of which the master bedroom offers an en suite shower room and large walk in wardrobe/ dressing room. From the first floor landing a door opens into the stair way which leads to the second floor where there are two more double bedrooms and a shower room. The second floor offers the potential to create a private living space for a dependant relative or independent teenager to have their own space whilst still being part of the family. Externally, to the front is an open are of garden that has been landscaped and offers a profusion of specimen shrubs, plants and ferns. In this area is a delightful seating area. To the rear is an enclosed garden that is enclosed with a patio area and creates an ideal alfresco dining area. Accessed via the rear garden gate is parking for 1 car and a single garage.

Entrance

Double glazed door with double glazed window to the side.

Reception Hall

Carpet. Radiator. Under stairs storage cupboard. Doors opening into:

Living Room

11'4" x 17'7" (3.473m x 5.363m)

UPVC double glazed sash window to the front aspect. Marble fireplace with Living Flame gas fire inset. Radiator. Fitted carpet. Spot lights. Archway leading into:

Dining Room

11'7" x 11'4" (3.533m x 3.478m)

UPVC double glazed French doors with double glazed floor to ceiling windows to both sides overlooking the enclosed rear garden. Radiator. Fitted carpet. Door opening into:

Kitchen

17'1" x 8'7" (5.214m x 2.619m)

Fully fitted kitchen with a range of eye and base level units with granite worktops and upstands and a tiled splash back. Stainless steel sink and drainer. Eye level electric double oven. Four ring gas hob with stainless steel extractor fan over. Integrated dishwasher and fridge/ freezer. UPVC double glazed sash window to the rear aspect and double glazed door leading to the garden. Ceramic tiled floor. Radiator. Downlighters.

Utility Room/ wc

5'8" x 9'11" (1.73m x 3.040m)

Low level wc with concealed cistern. Wash hand basin with tiled splash back and wall mounted mirror over. Plumbing and recess for a washing machine with work top over. Ceramic tiled floor. Down lighters. Radiator.

Office/ study

9'11" x 6'9" (3.025m x 2.070m)

UPVC double glazed sash window to the front aspect. Fitted carpet. Radiator. Fitted book shelving

Returning to the reception hall, there are



carpeted stairs rising to the first floor landing with doors opening into:

Master Bedroom

11'3" x 16'3" (3.436m x 4.975m)

UPVC double glazed sash window to the front. Fitted carpet. Radiator. Door into

En Suite

5'1" x 6'8" (1.567m x 2.033m)

UPVC double glazed window to the rear with opaque glass. Low level wc with concealed cistern. Vanity wash hand basin. Heated towel rail. Double shower cubicle with sliding glass door, tiled wall surround and mains shower head over. Down lighters. Ceramic tiled floor.

Dressing Room/Walk in Wardrobe

7'3" x 4'5" (2.221m x 1.354m)

Hanging rail with storage space. Fitted carpet. Radiator. Courtesy lights.

Bathroom

6'0" x 6'8" (1.844m x 2.040m)

UPVC double glazed window to rear with opaque glass. Low level wc with concealed cistern. Wash hand basin. Bath with mains shower over and swing glass shower screen. Ceramic tiled floor. Extractor fan. Heated towel rail. Down lighters.

Bedroom

9'11" x 11'3" (3.040m x 3.439m)

UPVC double glazed sash windows to the front aspect. Built in wardrobe. Fitted carpet. Radiator.

Bedroom

9'11" x 10'2" (3.041m x 3.114m)

UPVC double glazed sash window to the rear. Radiator. Fitted carpet.

From the landing there is a door that opens into the stair way offering carpeted stairs rising to the second floor landing with a double glazed window to the front aspect.

Bedroom

9'10" narrowing to 7'7" x 13'0" (15'7" into dormer) (3.001m narrowing to 2.319m x 3.970m (4.753m into d)

UPVC double glazed window to the front aspect. Radiator. Fitted carpet. Access to eaves.

Bedroom

9'10" narrowing to 7'7" x 13'0" (15'7" into dormer) (3.001m narrowing to 2.319m x 3.970m (4.753m into d)

UPVC double glazed window to the front aspect. Radiator. Fitted carpet.

Bathroom

5'6" x 5'8" (1.693m x 1.729m)

Double glazed Velux roof window. Ceramic tiled floor. Low level wc with concealed cistern. Wash hand basin with tiled splashback and wall mounted mirror over. Bath with mains shower over, tiled wall surround and swing glass shower screen. Heated towel rail.

Outside

To the front is a well maintained patio garden incorporating large mature palm that provides a high degree of privacy that takes advantage of the morning sun.

The private and enclosed garden is a real sun trap with mature plants and shrubs. There is rear gate access which leads to the parking space and a single garage.'



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE
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