



Wheal Alfred Road  
Hayle  
TR27 5JT

Price Guide £500,000

- SEMI DETACHED DOUBLE FRONTED COTTAGE AND DETACHED STUDIO/ANNEXE
- PRESENTED TO A VERY HIGH STANDARD HAVING UNDERGONE HUGE IMPROVEMENTS BY THE CURRENT VENDORS
- SUPERB SEMI RURAL LOCATION CLOSE TO MANY AMENITIES
- LANDSCAPED GARDENS AND COUNTRYSIDE VIEWS
- OFF ROAD PARKING FOR 3/4 VEHICLES
- SOLAR PANELS
- NO ONWARD CHAIN



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1653.00 sq ft



#### FRONT PORCH

Handmade stable door to the front, double glazed windows on two sides, tiled flooring.

#### HALLWAY

Tiled flooring, stairs rising to the first floor, built in bookshelf, doors to lounge and dining room.

#### LOUNGE

14'11 x 13'0 (4.55m x 3.96m)

A lovely dual aspect room with bespoke sash windows to the front and side, superb wood burner with slate hearth, granite surround and recessed shelving on either side, oak flooring, beamed ceiling, fitted bookshelf.

#### DINING ROOM

13'0 x 12'4 (3.96m x 3.76m)

Handmade sash window to the front overlooking the gardens, oak flooring, beamed ceiling, exposed granite to some walling, radiator.

#### KITCHEN

11'6 x 8'4 (3.51m x 2.54m)

A superb, well fitted kitchen featuring sink unit with adjoining work surfaces

#### FIRST FLOOR LANDING

Built in cupboard, window to the rear.

#### BEDROOM 1

12'11 x 12'3 (3.94m x 3.73m)

Bespoke sash window to the front with window seat, additional Velux window, oak flooring, beamed ceiling.

#### FAMILY BATHROOM

9'9 x 6'10 (2.97m x 2.08m)

Panelled bath with shower over, low level w.c, wash hand basin, heated towel rail, Velux window and stain glass integral window to the hall.

#### BEDROOM 2

12'11 x 10'4 (3.94m x 3.15m)

Handmade sash window to the front and additional Velux window, engineered oak flooring, exposed beamed ceiling.

#### PARKING

There is private driveway parking for 3/4 vehicles immediately outside of the detached studio/annexe.

#### GARDEN

The gardens have been beautifully landscaped by the current vendors with a good size lawn with a central pathway leading to the studio/annexe. The gardens are bordered by Cornish hedging and offer a variety of mature plants and shrubs along with seating areas to enjoy the days sunshine. There is also a useful workshop with light and power along with a shed/store room.

#### DETACHED STUDIO/ANNEXE

The superb studio has been constructed to a very high standard by a reputable local builder and has a favourable pre-application to turn into full residential accommodation. This space would be suitable for a number of uses including holiday letting, multi generational living or dependent relative.

#### OPEN PLAN LIVING SPACE

27'7 x 22'5 (8.41m x 6.83m)

A fully insulated spacious room with double glazed windows to the front and side and two doors leading outside, industrial lighting, contemporary electric radiators, inspection pit, stairs rising to the first floor, door to shower room.

#### SHOWER ROOM

7'2 x 7'0 (2.18m x 2.13m)

A contermporary, fully tiled room featuring a double cubicle with shower over, low level w.c, wash hand basin, spotlights, double glazed window to the side.

#### FIRST FLOOR OFFICE/BEDROOM/RECEPTION

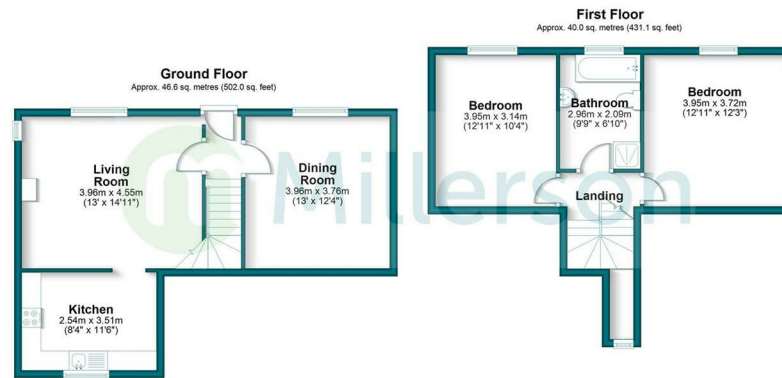
15'4 x 10'6 (4.67m x 3.20m)

A dual aspect room with double glazed windows to the front and side offering superb views, oak flooring.



## Directions To Property

From the Hayle office head out of town and turn right before Lidl's into Guildford Road. Stay on this road until you reach Wheel Alfred Road where the property will be found on the right hand side.



Total area: approx. 86.7 sq. metres (933.0 sq. feet)

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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</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			
England & Wales		EU Directive 2002/91/EC	