



Back Lane  
Angarrack  
Hayle

TR27 5JE

Price Guide £295,000

- DECEPTIVELY SPACIOUS COTTAGE
  - 3 BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
  - CONSERVATORY OVERLOOKING THE GARDEN
  - WOOD BURNER
- WELL ENCLOSED GARDEN
  - VIEWING HIGHLY RECOMMENDED



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Tenure - Freehold

Council Tax Band - B

Floor Area - 645.83 sq ft



### KITCHEN

Stainless steel sink unit with adjoining work surfaces incorporating a 4 ring electric hob with oven below and extractor over, extensive range of matching base and eye level units with integral washing machine, space for double fridge freezer, breakfast bar with seating, recessed ceiling spotlights, UPVC double glazed window to the front and internal door to the lounge.

### LOUNGE

UPVC double glazed window and door to the rear leading to the conservatory, stunning wood burner set on a raised hearth with exposed granite lintel, electric radiator, stairs rising to the first floor with under stairs storage cupboard, wall mounted lights.

### CONSERVATORY

UPVC double glazed windows on three sides with door to the rear leading to the garden. Laminate flooring, electric heater, two wall lights.

### FIRST FLOOR LANDING

Built in storage cupboard, access to all bedrooms and family bathroom.

### BEDROOM 1

UPVC double glazed window to the front with a

lovely outlook over the garden to fields in the distance, exposed A frame beams, electric heater.

### BEDROOM 2

UPVC double glazed window to the front, electric heater, television point.

### BEDROOM 3

UPVC double glazed window to the rear with similar views to bedroom 1, electric heater, vaulted ceiling with storage space.

### FAMILY BATHROOM

A fully tiled suite featuring a panelled bath with shower over, low level w.c, pedestal wash hand basin, electric towel heater, UPVC double glazed obscure window to the front.

### OUTSIDE

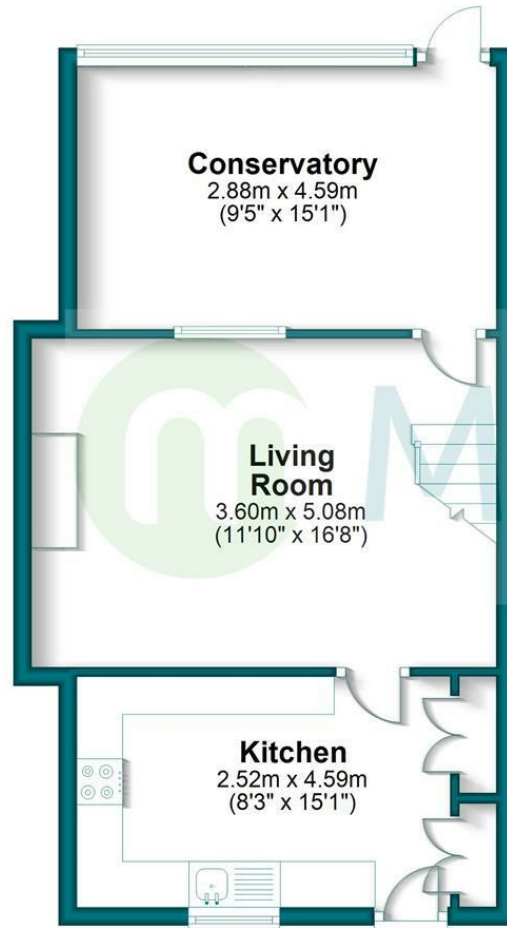
### GARDENS

At the front of the property there is a shared pathway leading to a useful stage area housing two timber sheds. To the rear there is a very well enclosed garden with lawn, gravelled seating area and raised flower beds with mature shrubs. There is also a gate to the rear giving access to the service lane.



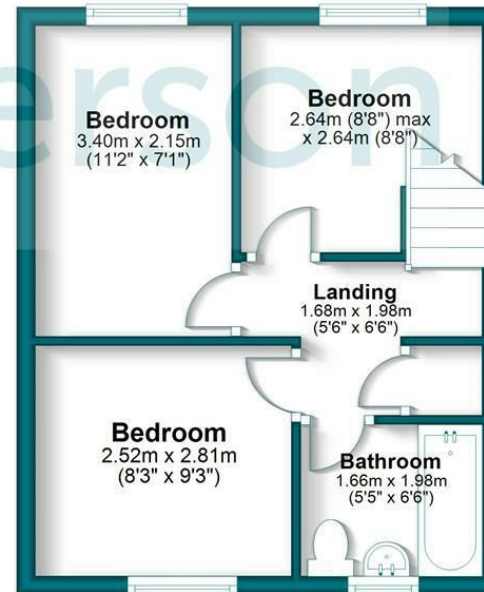
## Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



## First Floor

Approx. 30.0 sq. metres (322.4 sq. feet)



Total area: approx. 73.9 sq. metres (795.7 sq. feet)

## Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	