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**Tumbleweeds Grist Lane**  
Hayle

**Asking Price £600,000**

# Tumbleweeds Grist Lane

Hayle

- A MOST SPACIOUS DETACHED 4-5 BED PROPERTY
- BEAUTIFULLY APPOINTED ACCOMMODATION
- SUPERB LANDSCAPE GARDENS
- INTERNAL GARAGE
- AIR SOURCE HEATING
- POPULAR VILLAGE LOCATION
- A MUST SEE PROPERTY!

Tumbleweeds is a stunning and impeccably presented four/five bedroom detached property, centrally located within the sought after village of Angarrack.

The deceptively spacious accommodation (approx. 2200 sq. ft) comprises in brief - entrance hallway, sitting room/bedroom, snug leading down to an impressive living room with full height window to the rear. Kitchen/breakfast room, separate utility room leading to integral garage. Bedroom with ensuite shower room and well appointed bathroom.

The first floor comprises - three bedrooms (master with rear balcony) and a further bathroom.

Delightful, landscaped rear garden (approx. 120 ft long) with large wooden work shop, storage shed, a summer house, small meandering stream, two composite decked terraces all backing onto the main Angarrack River.

An internal viewing of this stunning property is sure to impress!







Entrance door opening into..

#### **ENTRANCE HALLWAY**

Entrance matting, heating radiator, built in cupboard with space for shoes and coats. Inset ceiling spot lights, carpeted staircase to first floor level, door to...

#### **SITTING ROOM / BEDROOM**

14' x 11'10 (maximum measurement) (4.27m x 3.61m (maximum measurement))

Fitted carpet, heating radiator, double glazed window to the front aspect.

#### **BEDROOM**

11'10 x 9'10 narrowing to 8' (3.61m x 3.00m narrowing to 2.44m)

Fitted carpet, heating radiator, double glazed window to the front aspect, door into..

#### **ENSUITE SHOWER ROOM**

9'3 x 3'6 (2.82m x 1.07m)

Fitted with a white suite comprising - corner w/c with push button flush, pedestal wash hand basin with monobloc tap, heated towel rail. Shower cubicle with glass door, electric shower and tiled surround. Wall mounted extractor fan, tiled walls and flooring.

#### **BATHROOM**

12' x 6' (3.66m x 1.83m)

A most spacious bathroom, attractively fitted with a modern white suite comprising - Panel enclosed bath with mixer tap, low level w/c with push button flush, walk in shower enclosure with glass door and glass side panel, mains fed shower, wash hand basin with vanity unit below. Heating radiator, heated towel rail, built in cupboard, vinyl flooring and obscured double glazed window to the side.

#### **SNUG / DINING AREA**

11'10 x 8'11 (3.61m x 2.72m)

Fitted carpet, double glazed window to the side, heating radiator, glass display cabinet, carpeted stairs leading down into...

#### **LIVING ROOM**

20 x 17'10 (maximum into window) (6.10m x 5.44m (maximum into window))

A most impressive and spacious room with high ceiling, floor to ceiling feature double glazed window to the rear enjoying a delightful outlook over the rear garden. Double glazed side windows, two heating radiators, fitted carpet, double glazed, sliding patio door to the side leading onto the decked terrace.

Feature log effect electric fire, three wall lights, inset ceiling spot lights and double glazed window to the side.

#### **KITCHEN / BREAKFAST ROOM**

15'7 x 11'11 (4.75m x 3.63m)

Another spacious room, ideal for entertaining. Fitted with cream coloured shaker style base and wall mounted units with granite effect work surfacing over. Under cabinet lighting, four ring electric halogen hob with acrylic splash back, electric oven below and extractor above.

Integrated fridge, double bowl ceramic sink and drainer with monobloc tap. Vinyl flooring, large double glazed window to the rear enjoying views of the garden, space for table and chairs.

Wooden double doors leading into the utility room with bifold doors and stairs leading to a first floor level bedroom.

Door and steps down to..

#### **UTILITY ROOM**

6'3 x 6'2 (1.91m x 1.88m)

Space for fridge/freezer and washing machine.



Obscured double window to the side, vinyl flooring, inset ceiling spot lights, door to rear.  
Door leading to integral garage.

From the front entrance hallway, carpets stairs with roof light above, lead to..

#### **FIRST FLOOR LANDING**

Fitted carpet, steps up to a further landing, heating radiator, door to..

#### **MASTER BEDROOM**

13'9 x 13'7 (4.19m x 4.14m)

Fitted carpet, two eaves storage cupboards, sloping ceiling with two Velux roof lights, heating radiator, double glazed window and double glazed doors to rear opening onto a feature balcony, with metal surround and views of the rear garden.

#### **BEDROOM**

17'4 x 11'1 (5.28m x 3.38m)

Sloping ceiling, three Velux roof lights, heating radiator, eaves storage, door and step down to..

#### **OFFICE / BEDROOM**

17'9 x 9'4 (maximum inc staircase) (5.41m x 2.84m (maximum inc staircase))

A slightly irregular shaped room, with staircase leading down to ground floor level.

Double glazed windows to the front and rear aspect, sloping ceilings, spot lights, heating radiator.

#### **BATHROOM**

11'1 x 10' (3.38m x 3.05m)

Fitted with a modern white suite comprising - Panel enclosed bath with monobloc tap, and separate hand-held, wand attachment. Wash hand basin with monobloc tap and vanity unit below, tiled splash back, obscured double glazed window to the side, low level w/c with push button flush, useful built in storage cupboards and eaves storage, heating radiator, heated towel rail, vinyl flooring.

#### **OUTSIDE**

The property is approached via a brick paved driveway providing parking for up to 2-3 cars, step to front door. Raised gravel flower bed, pathway to both sides of the property providing access to the rear garden. To the left hand side there is a an air source heat pump and timber shed fitted with equipment for the heat pump.

#### **INTEGRAL GARAGE**

18'2 x 9'7 (5.54m x 2.92m)

Fitted with an electric up and over door, light and power supplied, wooden double doors to the side, space for freezer and tumble drier.

Door into utility room.

#### **REAR GARDEN**

A particular feature of this superb property is the beautifully landscaped and extremely long (approx.120 ft) rear garden.

Raised composite decked terrace with wooden hand rail and space for table and chairs, ideal for alfresco dining. Garden- laid mainly to lawn with mature flower beds, a feature, meandering stream runs through the garden with composite foot bridge providing access to the garden. Steps up to a good sized composite decked terrace with ample room for table and chairs.

There are two timber sheds and a timber summer house. The garden backs onto the main Angarrack River.

#### **TIMBER SHED / WORKSHOP**

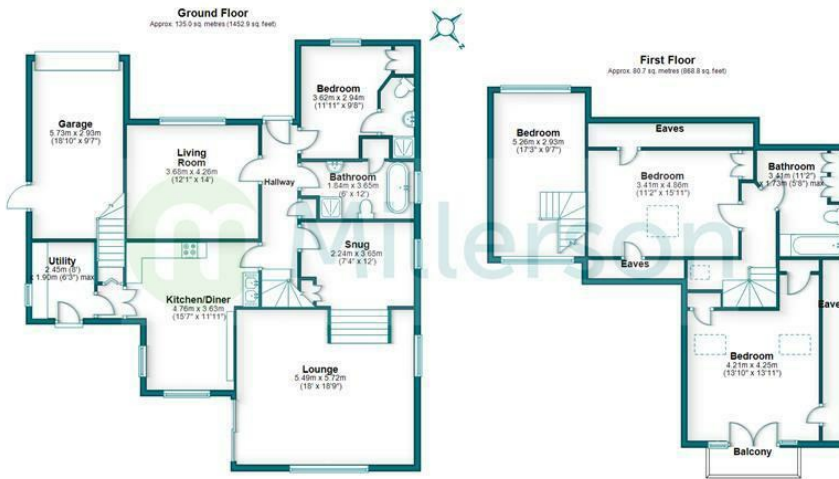
20 x 12 (6.10m x 3.66m)

A great sized timber shed, loosely divided into two areas. Light and power supplied, wooden double doors.

#### **TIMBER SHED**

13' x 8' (3.96m x 2.44m)

Power and light supplied.



Total area: approx. 215.7 sq. metres (2321.7 sq. feet)

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>		
(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

TO ARRANGE A VIEWING PLEASE CONTACT  
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