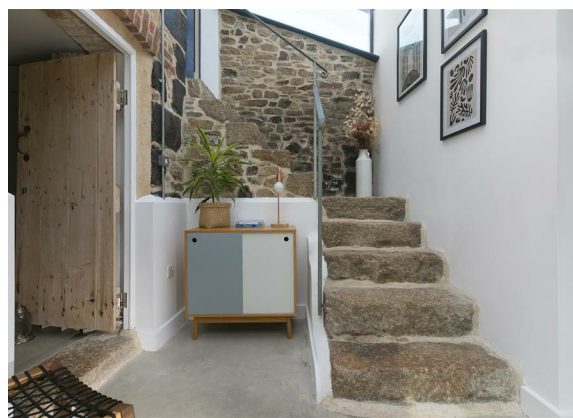




Penpol Avenue
Hayle
TR27 4NQ

Asking Price £475,000

- A SUPERB BARN CONVERSION
 - HIGH QUALITY FINISH
 - 2/3 BEDROOMS
 - KITCHEN DINER
- CLOSE TO LOCAL AMENITIES AND NEARBY SCHOOLS
- A MUST SEE PROPERTY!
- SCAN QR FOR MATERIAL INFORMATION



 Millerson
millerson.com

Tenure - Freehold

Council Tax Band - E

Floor Area - 1093.00 sq ft



Double glazed entrance door with double glazed window to the side and above.

ATRIUM

Polished concrete floor, glazed roof, granite steps to first floor level, door into...

OFFICE / SNUG

11'5 x 8'4 (3.48m x 2.54m)

Polished concrete floor, with underfloor heating, part exposed granite walls, inset ceiling lighting, single glazed window to the front, two wall lights.

HALLWAY

Polished concrete floor with underfloor heating, archway to kitchen, wooden steps to first floor, door into...

BATHROOM

10'10 x 5 (maximum measurement) (3.30m x 1.52m (maximum measurement))

Bath with wall mounted mixer tap, ceiling mounted shower head, tiled surround. Concealed cistern w/c, window to the rear, wash hand basin with swan neck mixer tap, useful storage area below.

Inset ceiling lighting, recessed area below the stairs provides a storage area. Delightful, feature former granite cider press.

KITCHEN / BREAKFAST ROOM.

20'6 x 11'4 (6.25m x 3.45m)

Polished concrete floor with underfloor heating, double glazed 'Velfac' patio doors to the rear, leading onto the rear garden. Space for large dining table and chairs, built in storage cupboards.

Kitchen: attractively fitted with a range of white base and wall mounted kitchen units with polished concrete work surfacing over.

Space for freestanding fridge freezer and washing machine.

Belfast sink with mixer tap, integrated dish washer, 4 ring electric hob with oven below, polished concrete worktops.

Wall mounted gas boiler, double glazed door to the side, wooden steps with exposed granite walls, leads up and into...

LOUNGE

16'11 x 10'2 (5.16m x 3.10m)

Painted floor boards, vaulted ceiling with exposed A frame ceiling beams and wooden panelled ceiling, window to the front with glazed roof light above, slate window cill, window to the rear with deep slate cill. Cast iron radiator, door to steps leading down to front atrium.

From the atrium, access leads into...

INNER HALLWAY

Fitted carpet, two double glazed Velfac windows to the front.

SHOWER ROOM

7'6 x 4'8 (2.29m x 1.42m)

Shower cubicle with glass screen and glass door, mains fed shower, tiled surround, inset ceiling L.E.D, roof light, concealed cistern w/c with push button flush. Wash hand basin with monobloc tap, tiled splash back, and vanity unit below, vinyl flooring, heated towel rail.

BEDROOM

14'6 x 9'2 narrowing to 8'4 (4.42m x 2.79m narrowing to 2.54m)

A slightly irregular shaped room with fitted carpet, inset ceiling lighting, roof light, radiator, glazed internal windows.

BEDROOM 2

15'7 x 10'9 (4.75m x 3.28m)

Fitted carpet, double glazed Velfac window to the front and double glazed window to the side, radiator, inset ceiling lighting.

OUTSIDE

To the front of the property there is a gravelled parking area with two allocated parking spaces for The Old Press.

Gated access with steps leads down to a gravel pathway with space to the side for table and chairs, and steps down to the front door.

A cobbled pathway leads to...

REAR GARDEN

Gravelled area with space for table and chairs slate patio area



ideal for alfresco dining, raised flower beds with granite steps leading to lawned garden enclosed by walling and fencing with a selection of Cornish Palms. Gravelled pathway to the side with gated access leads to an enclosed side garden, laid to chippings with a base for a greenhouse and ample space for table and chairs.

MATERIAL INFORMATION

Verified Material Information

Council tax band: E

Council tax annual charge: £2863.1 a year (£238.59 a month)

Tenure: Freehold

Property type: House

Property construction: Original cottage augmented by timber frame extensions.

Number and types of room: 2 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No





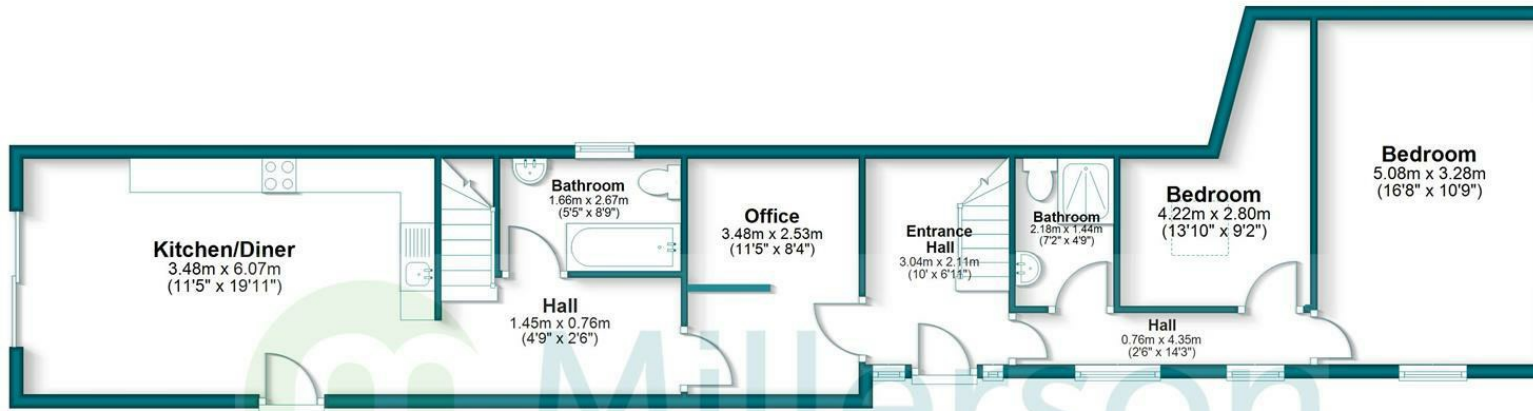
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Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Lateral living and Level access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor

Approx. 82.5 sq. metres (888.3 sq. feet)



First Floor

Approx. 19.0 sq. metres (204.9 sq. feet)



Total area: approx. 101.6 sq. metres (1093.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

50 Fore Street
Hayle
Cornwall
TR27 4DY

E: hayle@millerson.com
T: 01736 754115
www.millerson.com

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