



Grist Lane  
Angarrack  
Hayle  
TR27 5HZ

Asking Price £600,000

- A MOST IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME
- EXTENSIVELY MODERNISED TO A VERY HIGH STANDARD
- SUPERB OPEN PLAN KITCHEN / DINING ROOM
- VIEWS OF THE VILLAGE AND RAILWAY VIADUCT
  - WOOD BURNER
- DRIVEWAY AND DOUBLE GARAGE
  - LANDSCAPED GARDENS
  - TUCKED AWAY LOCATION
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - E

Floor Area - 1657.00 sq ft



5



2



2



C71

Entrance door opening into...

#### ENTRANCE HALLWAY

Tiled flooring, radiator, carpeted stairs to first floor galleried landing, feature pendant lighting, built in storage cupboard. Door leading into..

#### LOUNGE

21'11 x 13'1 (6.68m x 3.99m)

Fitted carpet, radiator, double glazed window to the front and side aspect, feature wood burning stove on a slate hearth. Double doors leading into...

#### OPEN PLAN KITCHEN / DINING ROOM

25 x 10'2 (7.62m x 3.10m)

A spacious open plan room fitted with Amtico Herringbone flooring, ample space for dining table and chairs, radiator, double glazed French doors to the rear.

Kitchen: Attractively fitted with a modern quality kitchen with a selection of base and wall mounted units with quartz work surfacing over.

One and a half bowl under counter sink with mixer tap with instant hot water feature, integrated twin single ovens, integrated fridge, and dishwasher.

Induction hob with built in extractor system. Built in larder unit, double glazed window to the rear. Amtico Herringbone flooring. Door into...

#### UTILITY ROOM

14 x 4'5 (4.27m x 1.35m)

Amtico Herringbone flooring, built in storage cupboards and integrated freezer and cupboard housing Gas boiler, space for washing machine and tumble drier. Loft access, door to the front and rear.

From the entrance hallway, access leads into...

#### INNER HALLWAY

Amtico Herringbone flooring, built in cupboards.

#### W/C

7'7 x 3'4 (2.31m x 1.02m )

Low level W/C obscured double glazed window to the rear, wall hung wash hand basin with monobloc tap, Herringbone flooring.

#### BEDROOM

17'11 x 11'8 (5.46m x 3.56m)

A superb bedroom with feature panelled wall, double glazed French doors to the front leading onto the front garden. Built in cupboard, double glazed window to the rear, Amtico flooring, door leading into...

#### ENSUITE

6'11 x 7'6 (2.11m x 2.29m)

Shower cubicle with mains fed shower, concealed cistern w/c with push button flush. Wash hand basin with monobloc tap, tiled surround, tiled floor, obscured double glazed window to the rear, inset ceiling lighting, heated towel rail.

From the entrance hallway, carpeted stairs lead up to...

#### FIRST FLOOR LANDING

Fitted carpet, built in storage cupboards, loft hatch, door into...

#### BEDROOM

19'3 x 8'3 (5.87m x 2.51m)

Fitted carpet, built in storage, sloping ceiling with two Velux roof lights offering delightful views across Angarrack and towards to the railway viaduct.

#### BEDROOM

13'10 x 11'9 (4.22m x 3.58m)

Fitted carpet, double glazed window to the rear and side aspect, with views towards the Viaduct, built in wardrobes.

#### BATHROOM

10'8 x 5'6 (3.25m x 1.68m)

Panel enclosed bath with mixer tap, and mains fed shower above, shower screen. Wall hung wash hand basin, low level w/c with push button flush, obscured double glazed window to the rear, tiled flooring, and part tiled walls, heated towel rail.



### BEDROOM

11'8 x 11'8 (3.56m x 3.56m)

Fitted carpet, radiator, double glazed window to the rear, double glazed French Doors to the front leading onto a balcony with artificial glass, enclosed by walling and enjoying delightful views across Angarrack.

### BEDROOM

10'9 x 7'7 (3.28m x 2.31m)

Fitted carpet, radiator, double glazed window to the rear.

### OUTSIDE

The property is approached via a brick paved driveway providing parking for two cars and leading to...

### DOUBLE GARAGE

17'10 x 15'6 (5.44m x 4.72m)

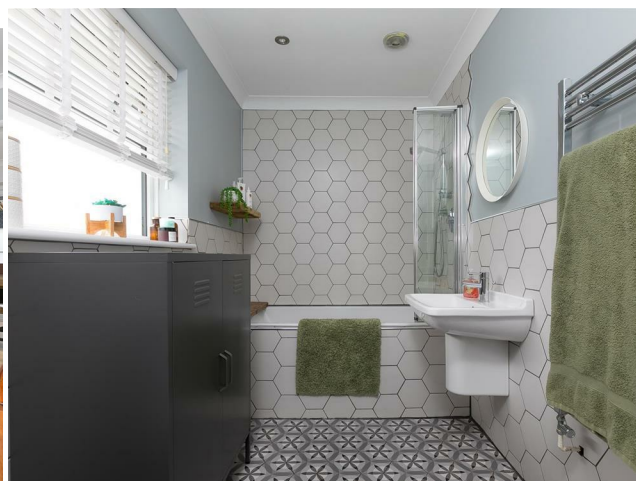
Fitted with an electric roller door, light and power connected, pedestrian door to the side.

### FRONT GARDEN

Paved steps lead up to a paved walkway with raised flower bed borders, enclosed by walling and fencing, There is a large patio area with ample space for Alfresco dining, enjoying a sunny aspect and high degree of privacy.

The front garden is laid to lawn with an in-ground trampoline, feature palm tree, enclosed by walling and fencing. There are delightful views across the village and towards Angarrack railway viaduct.

To the side of the property there is a paved area with steps leading to...







Grist Lane, Angarrack, Hayle, TR27 5HZ



### RAISED REAR GARDEN

This raised rear garden has been recently landscaped and is designed for low maintenance in mind. There is an area laid to artificial lawn, enclosed by fencing with built in lighting, leading to a raised paved patio area which is an ideal space for entertaining with ample room for table and chairs and barbeque, raised flower bed borders with integrated lighting.

A further set of steps lead to a smaller raised patio space which offers delightful views of the village.

Steps lead down to the side of the property with space for a wood store. There is a well stocked flower bed and steps down, leading to the front of the property.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: E

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 5 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,

Three - Excellent, EE - Excellent

Parking: Garage, Driveway, and Private

Building safety issues: No





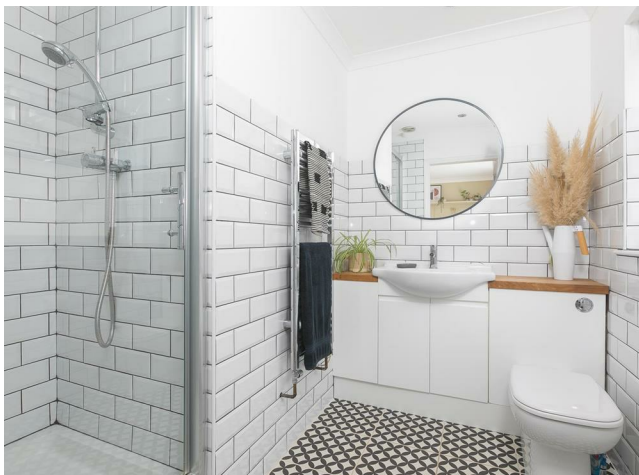
Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No

Long-term flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None

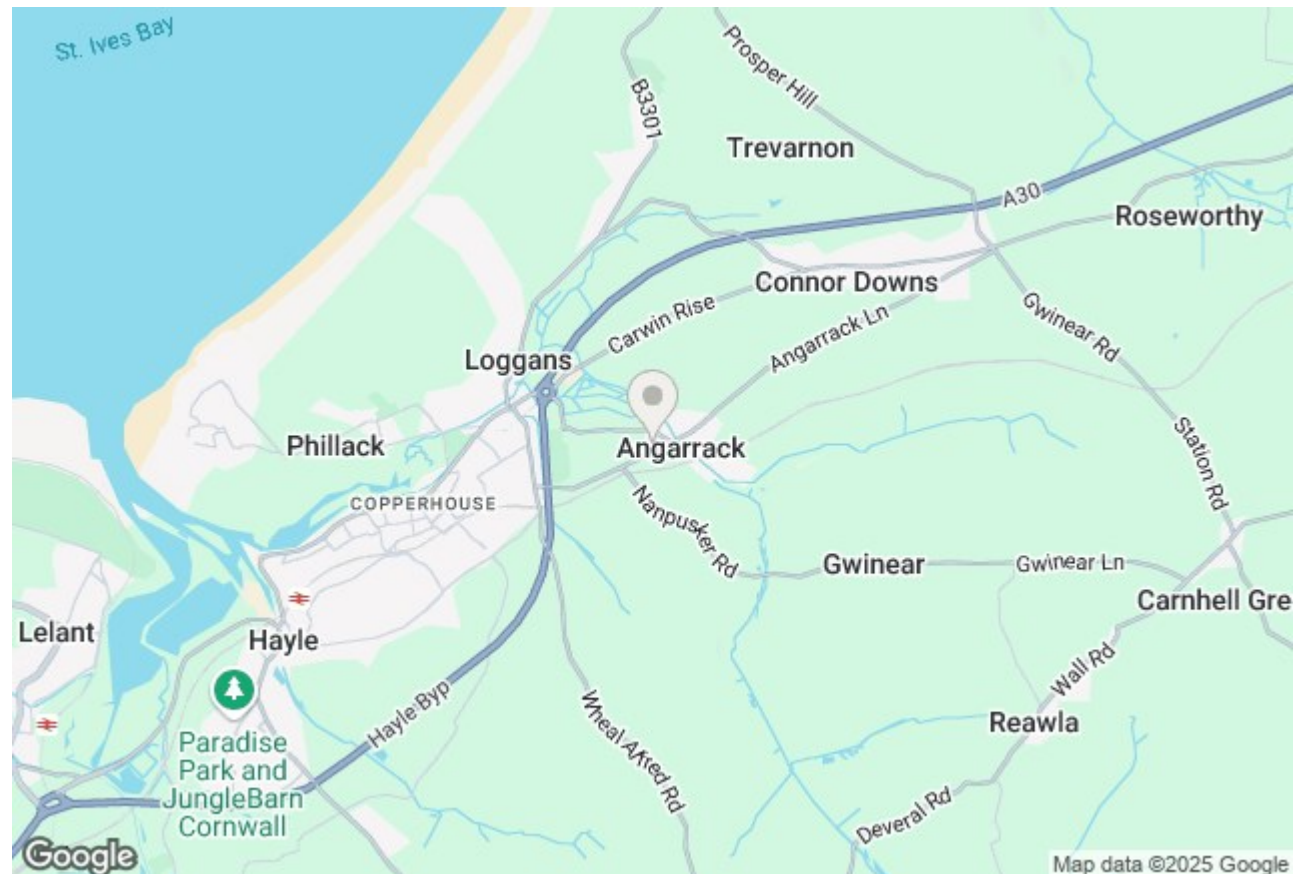
Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: D

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 Government Licence v3.0.

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.

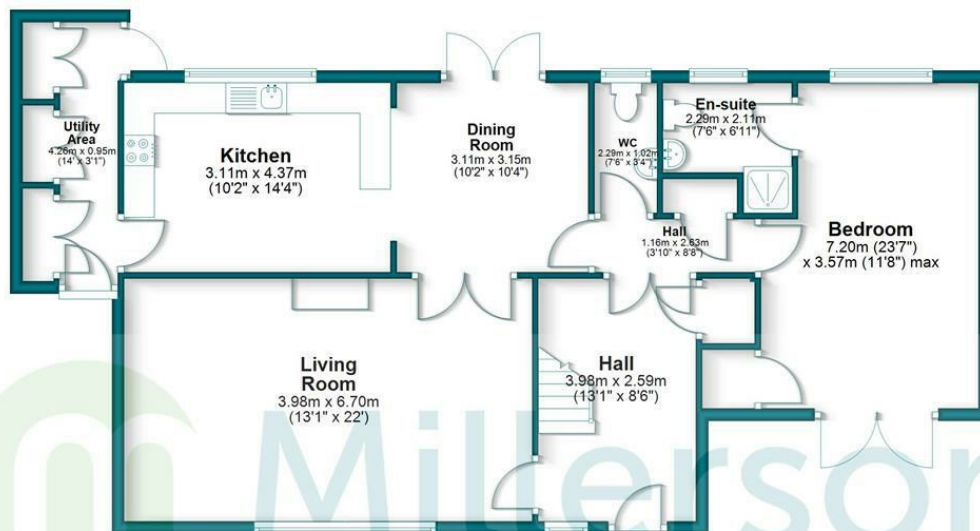






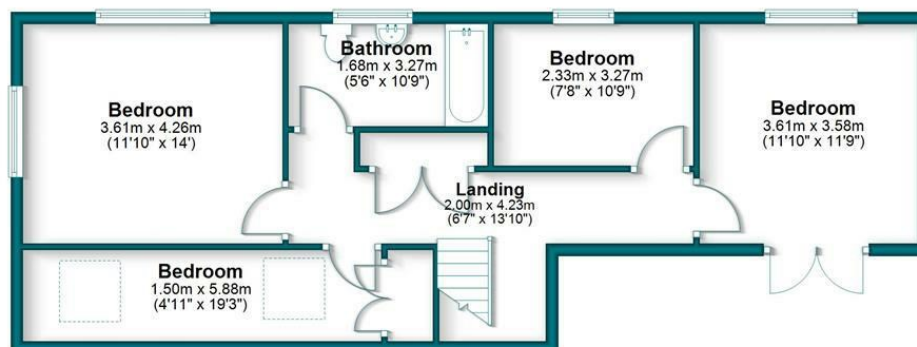
### Ground Floor

Approx. 106.5 sq. metres (1146.0 sq. feet)

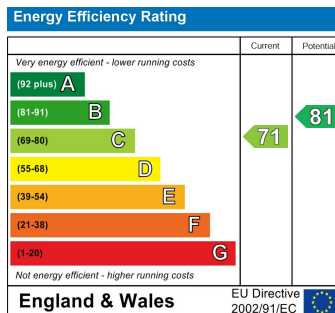


### First Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



Total area: approx. 173.1 sq. metres (1863.6 sq. feet)



### Contact Us

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