Heather Lane
Canonstown
TR27 6NG

Asking Price £650,000

- A DECEPTIVELY SPACIOUS THREE-FOUR BEDROOM CHALET BUNGALOW
- INTEGRAL SUPERBLY APPOINTED ONE BEDROOM SELF CONTAINED ANNEXE
- THREE ENSUITE BEDROOMS
- BEAUTIFULLY LANDSCAPED GARDENS
- DELIGHTFUL RURAL VIEWS
- DESIRABLE RESIDENTIAL AREA
- EASY ACCESS TO THE A30 ST ERTH TRAIN STATION AND NEARBY AMENITIES
- GOOD ACCESS TO ST IVES, PENZANCE AND COAST
- INTERNAL VIEWING A MUST TO REALLY APPRECIATE THE SIZE OF ACCOMMODATION
- SCAN QR FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - E

Floor Area - 2163.00 sq ft

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Entrance door opening into...

ENTRANCE HALLWAY
Fitted carpet, radiator, inset ceiling spot lights, doors leading off ,carpeted stairs to first floor level with useful understairs storage area. Cloaks cupboard and two additional storage cupboards, door into annexe bedroom, and door into...

BEDROOM 1
11'7 x 10'9 (3.53m x 3.28m)
Fitted carpet, radiator, double glazed window to the front.

SHOWER ROOM
10'9 x 7'6 (3.28m x 2.29m)
Spacious walk in fully tiled shower cubicle with glass screen, mains fed rainfall shower, drencher head and separate wand attachment. Tiled floor, low level w/c with push button flush, radiator, wash hand basin with vanity unit below, tiled splash back, inset ceiling spot lights, double glazed window to the side.

KITCHEN
13'9 x 11'8 (4.19m x 3.56m)
Fitted with a range of oak base units with quartz effect work surfacing, one and half bowl sink and drainer with mixer tap, dishwasher, Bertazzoni range cooker with five ring gas hob, and twin oven below, splash back, stainless steel extractor above. Two wall lights, radiator, freestanding fridge freezer, freestanding larder cupboard, oak engineered flooring, double doors into...

CONSERVATORY
13'4 x 11'10 (4.06m x 3.61m)
Double glazed windows to four sides enjoying views across the rear south-facing garden, vinyl flooring, sloping polycarbonate roof, double glazed doors to the side and double doors leading into...

LOUNGE
21'10 x 14'1 (6.65m x 4.29m)
A most spacious lounge with fitted carpet, radiators, double glazed window to the side, door into hallway, gas coal effect fire on a slate hearth and surround with wooden mantle over, double glazed French doors leading out to rear patio.

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

FIRST FLOOR LANDING
Spacious area with fitted carpets, loft hatch, part sloping ceiling with Velux roof light to the rear with rural and garden views.

MASTER BEDROOM
19'2 x 14'4 (maximum measurement) (5.84m x 4.37m (maximum measurement))
Fitted carpet, inset ceiling spot lights, double glazed window to the rear beautiful countryside views to Godolphin Hill. Two radiators, partial sloping ceiling, two built in wardrobes, door leading into...

ENSUITE BATHROOM
9'3 x 6'10 (2.82m x 2.08m)
Fitted carpets, panel enclosed bath with mains fed shower over, tiled surround, inset ceiling spot lights and extractor fan, wash hand basin with monobloc tap, and vanity unit below,
low level w/c with concealed cistern, radiator, sloping ceiling with Velux roof light.

BEDROOM 2
11'11 x 9'5 (3.63m x 2.87m)
Fitted carpet, radiator, sloping ceiling with Velux roof light, with rural and garden views. Door into...

ENSUITE SHOWER ROOM
9'5 x 6'5 (2.87m x 1.96m)
Shower cubicle with electric shower, tiled surround, glass door, inset ceiling spot lights, low level w/c, pedestal wash hand basin sloping ceiling with Velux roof window, tiled flooring, radiator.

Off the main hallway, a door leads into...

ANNEXE LOUNGE
16'7 x 11'9 (5.05m x 3.58m)
Fitted carpet, two double glazed windows to the rear, radiator, three wall lights, views across the garden, double doors into...

KITCHEN / DINER
18'11 x 14'8 (maximum measurement) (5.77m x 4.47m (maximum measurement))
Kitchen - Fitted with a modern range of high gloss base and wall mounted units with wood effect work surfacing over. Stainless steel one and a half bowl and drainer with monobloc tap, breakfast bar, inset ceiling spot lights, washing machine, double glazed door and window to the side. Eye level double oven four ring ceramic electric hob, tiled splash back, stainless steel extractor above, vinyl flooring and fridge freezer.
Open into...

DINING ROOM
Laminate flooring, space for table and chairs, radiator, double glazed window to the side, built in cupboard with fitted shelving, door into bedroom and door into...

SHOWER ROOM
8'10 x 3'11 (maximum into shower) (2.69m x 1.19m (maximum into shower))
Shower enclosure with mains fed shower and glass sliding door, tiled surround, pedestal wash hand basin with monobloc tap, low level w/c, radiator, obscure double glazed window to the side, tiled floor, ceiling mounted spot lights.

BEDROOM
13'9 x 13'3 (4.19m x 4.04m)
Fitted carpet, radiator, feature wood panelling to wall, double glazed window to the front, radiator, door into...

ENSUITE SHOWER ROOM

8'11 x 6'6 (maximum into shower) (2.72m x 1.98m (maximum into shower))
Vinyl flooring with step up to shower enclosure with mains fed shower, pedestal wash hand basin, tiled splash back, low level w/c radiator, obscured double glazed window to the side.

OUTSIDE

The property is approached via good sized block paved driveway, providing ample parking for several cars. Front lawn and raised flower bed border.
Leading to...

GARAGE

18'6 x 10'7 (5.64m x 3.23m)
Fitted with an up and over door, double glazed window to the side, wall mounted gas boiler (installed December 2023), power and light supplied, loft access. Utility space housing washing machine, tumble drier and chest freezer.

REAR GARDEN

The rear garden is south facing with a large rear patio area with ample space for sun loungers, table and chairs. Timber shed, gated paved pathway to both sides of the house enabling independent access from the front, outside tap. Raised flower bed border, feature ornamental pond.
Step up to a paved pathway leading through the garden which is laid mainly to lawn with shrub and flower beds and several large specimen date and palm trees enclosed by fencing and hedging. To the far end of the garden there is a vegetable patch, composting bins, multiple rainwater butts, green house and timber potting shed / store backing onto fields to the rear and side offering delightful rural views.

SUMMER HOUSE

13'5 x 9'4 (4.09m x 2.84m)
A great garden studio or workshop with a pitched roof, fitted carpet, fully insulated and with double glazed window to the front and side, double glazed doors to the front offering delightful far reaching rural northerly views towards Hayle, Carn Brea and St. Agnes.

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

Heather Lane, Canonstown, TR27 6NG

Property construction: Standard form
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
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway, Garage, Private, and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area 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: C

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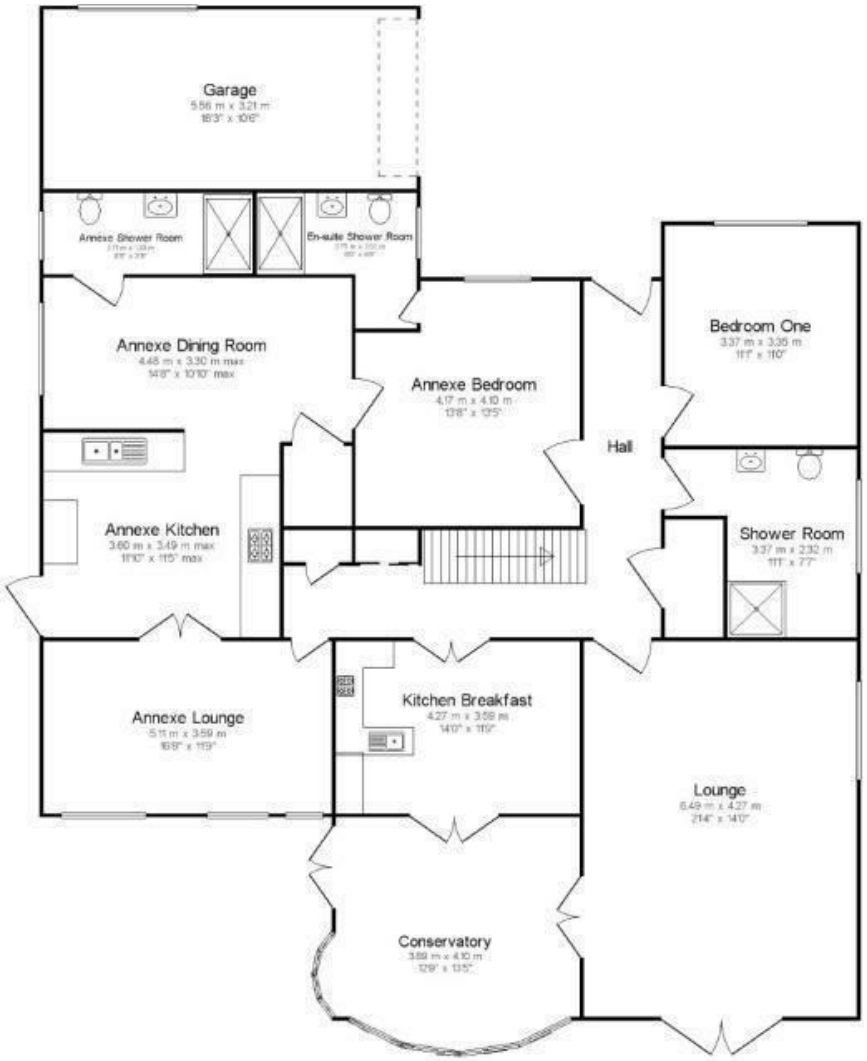
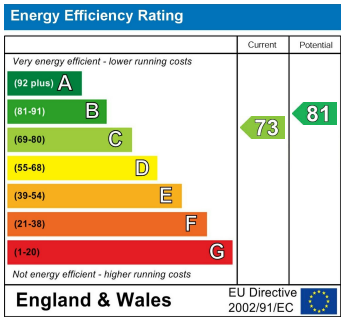
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor

1st Floor



Directions To Property

From our Hayle office, turn left and continue along Fore Street heading towards the A30. At Loggans Moor Roundabout, take the fourth turning onto the A30 heading towards Penzance, at the next roundabout, take the first turning, heading toward Rose An Grouse. Continue along this road and take the right hand turning into Heather Lane. The property is located part way up Heather Lane on your left hand side.

Contact Us

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