



Grist Lane  
Angarrack  
TR27 5HZ

Asking Price £485,000

- A WELL PRESENTED FIVE BEDROOM DETACHED FAMILY HOME
  - LARGE GARDEN
  - OFF ROAD PARKING
  - NO ONWARD CHAIN
- TWO RECEPTION ROOMS
  - UTILITY ROOM
- POPULAR VILLAGE LOCATION
- BATHROOM AND SHOWER ROOM
  - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1776.06 sq ft



5



2



2



F36

Entrance door opening into...

#### DINING ROOM

14 x 11'11 (4.27m x 3.63m)

Fitted carpet, beamed ceiling, double glazed window to the front, radiator, cast iron fireplace with wooden mantle over, tiled hearth, recess to either side. Door into kitchen, carpeted stairs to first floor level, door into...

#### LOUNGE

11'10 x 11'2 (3.61m x 3.40m)

Fitted carpet, double glazed window to the front, radiator, open fireplace with tiled surround, wooden mantle piece, tiled hearth, recess to either side, beamed ceiling and two wall lights.

#### KITCHEN

12'7 x 10'6 (3.84m x 3.20m)

Attractively fitted with a range of wood fronted, base and wall mounted units with granite effect roll top work surfacing over. Beamed ceiling, cupboard housing LPG boiler. Obscured double glazed door to the side, stainless steel sink and drainer, with mixer tap, recessed glass shelving to the side, double glazed window to the rear.

Integrated washing machine, four ring electric hob with tiled splash back, stainless steel extractor above, electric oven, integrated fridge. Useful understairs storage area, tiled floor, open into...

#### INNER LOBBY

Tiled floor, space for coats door to...

#### BATHROOM

10'1 x 7'3 (3.07m x 2.21m)

Panel enclosed bath, mixer tap, tiled surround, obscured double glazed window to the rear, pedestal wash hand basin, tiled splash back, shaver socket above, laminate flooring. Corner shower cubicle with mains fed shower, tiled surround, sliding glass doors, low level w/c, radiator, built in cupboard.

From the inner lobby, door leading to wooden steps, leading down to...

#### UTILITY ROOM

11 x 10'2 (3.35m x 3.10m)

Fitted carpet, space and plumbing for washing machine, tumble drier, freestanding fridge freezer, stainless steel sink and drainer, wall units, built in shelving and work top. Door to the side.

From the dining room, door leading to carpeted staircase, leading to...

#### FIRST FLOOR LANDING

Fitted carpet, two radiators, feature arch window to the rear enjoying far reaching views across to the Towans, built in cupboard.

#### BEDROOM 1

11'3 x 10'11 (3.43m x 3.33m)

Fitted carpet, double glazed windows to two sides, with far reaching views to the rear, loft access, radiator.

#### BEDROOM 2

11'11 x 9 (3.63m x 2.74m)

Fitted carpet, double glazed window to the front with views towards the railway viaduct, radiator.

#### BEDROOM 3

11'2 x 9'1 (3.40m x 2.77m)

Fitted carpet, double glazed window to the side, radiator, loft access.

#### BEDROOM 4

11'1 x 8'11 (narrowing to 5'7) (3.38m x 2.72m (narrowing to 1.70m))

L shaped room. Fitted carpet, double glazed window to the front, radiator.

#### BEDROOM 5

8'9 x 6'3 (2.67m x 1.91m)

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



### SHOWER ROOM

7'1 x 5'11 (2.16m x 1.80m)

Shower cubicle with sliding glass door, electric shower, tiled surround, low level w/c, pedestal wash hand basin, with tiled splash back, light and shaver socket, tiled flooring, ceiling mounted extractor fan.

### OUTSIDE

To the front of the property there is a driveway providing off road parking for 2-3 cars. Gated gravel pathway leads to the front door.

Front garden- laid to lawn enclosed by fencing, LPG tank, space for table and chairs. Gated access and steps leading down to...

### REAR GARDEN

A particular feature of this property is the large rear garden, which is laid to lawn with mature shrubs and bushes, enclosed by fencing and hedging.

Steps up to a concrete pathway with timber shed. Steps to a raised terrace with wooden decking with wooden balustrade. Space for freestanding hot tub, space for table and chairs.

A built in, covered barbeque area makes for a perfect spot for alfresco dining.

There are steps leading up the side of the property with access into the utility area. Gated access leads to a further set of steps, flower bed border, outside tap, small raised seating area.

Shared access leads to the kitchen door and around to the driveway and front garden.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Freehold







Grist Lane, Angarrack, TR27 5HZ



Property type: House  
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 and Open fire  
Broadband: ADSL copper wire  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great  
Parking: 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 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: F  
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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.



## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager  
Lizzie Collins

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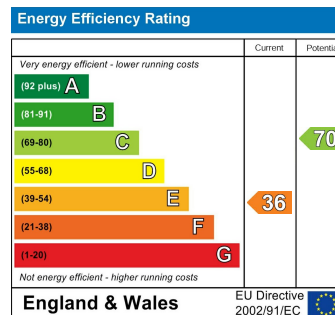
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