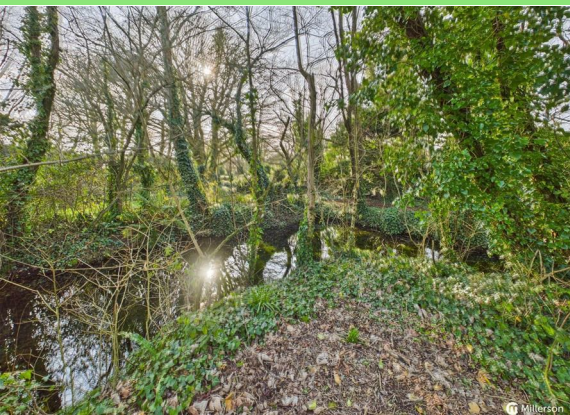




The Green Lane
St. Erth
Hayle
TR27 6HS

Asking Price £700,000

- A MOST ATTRACTIVE THREE/FOUR BEDROOM DETACHED CHARACTER COTTAGE
- LOCATED IN A SOUGHT AFTER AND QUIET RURAL SETTING
- LARGE MEADOW WITH NATURAL POND
 - SPACIOUS DETACHED GARAGE/WORKSHOP
 - REAR GARDEN WITH ORCHARD
 - POTENTIAL TO CREATE A SELF A CONTAINED ANNEXE
- AN INTERNAL VIEWING IS SURE TO IMPRESS!
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 990.00 sq ft



4



2



2



E45

ENTRANCE PORCH

8'5 x 6 (2.57m x 1.83m)

Wooden flooring, glazed windows to three sides, pitched glass roof, stable style door into...

LOUNGE DINER

21'4 x 12'3 (6.50m x 3.73m)

Fitted carpet, beamed ceiling, exposed stone walls, wood burning stove, double glazed sash window to the front. Inset ceiling spot lights, electric night storage heater. Carpeted stairs to first floor level, door into kitchen. door into...

DINING ROOM / BEDROOM

15'1 x 7'8 (4.60m x 2.34m)

Currently used as a dining room, but has been used previously as an additional bedroom.

Wood flooring, electric night storage heater, double glazed sash window to the front and side, beamed ceiling inset ceiling spot lights, exposed wall, door leading outside and door into...

SHOWER ROOM

6'7 x 4'6 (2.01m x 1.37m)

Corner shower cubicle with electric shower, wall mounted extractor fan, pedestal wash hand basin, tiled splash back, low level w/c, heated towel rail, vinyl flooring.

KITCHEN

16'4 x 8'1 (4.98m x 2.46m)

Fitted with a range of white high gloss base and wall mounted, shaker style kitchen units, tiled flooring with electric underfloor heating.

Four ring electric hob, eye level integrated oven and grill, one and a half bowl sink and drainer with mixer tap. Double glazed window to the rear, integrated washing machine, and slimline dishwasher, tumble drier and space for a freestanding American style fridge freezer.

Stable style door to the rear leading into...

REAR PORCH

5'1 x 4'6 (1.55m x 1.37m)

Tiled flooring, double glazed windows to three sides, double glazed door to the rear.

From the lounge, a staircase leads up to...

FIRST FLOOR LANDING

Fitted carpet, loft access, built in airing cupboard.

BEDROOM 1

12 x 9'7 (3.66m x 2.92m)

Fitted carpet, electric night storage heater, double glazed sash window to the front, with deep wooded window sill, delightful rural views.

BEDROOM 2

11'11 x 8'9 (3.63m x 2.67m)

Fitted carpet, double glazed sash window to the rear, deep wooden window sill. recessed storage area.

BEDROOM 3

9'2 x 7'9 (maximum measurement) (2.79m x 2.36m (maximum measurement))

Fitted carpet, sloping ceiling, double glazed sash window to the rear, with double glazed roof light above, wood clad ceiling, electric night storage heater, built in wooden wardrobe.

BATHROOM

8'2 x 6'4 (2.49m x 1.93m)

Fitted with a modern suite comprising freestanding roll top bath with claw feet, mixer tap, double glazed window to the rear with double glazed roof light above, low level w/c with push button flush, corner shower cubicle with mains fed shower, drencher shower head and wand attachment. Heated towel rail, wash hand basin with vanity unit below, illuminated mirror above, tiled flooring.

OUTSIDE

The property is approached via gated pathway, leading to the front door. The front garden is laid to lawn, enclosed by a low wall. To the side is a gravel driveway proving offroad parking and leads to...

GARAGE

39 x 9'10 (11.89m x 3.00m)

A large tandem length garage/workshop with wooden double



doors to the front, power and light supplied, useful mezzanine storage area two windows to the side and one to the rear, pedestrian door to the side.

Given the size of this garage, there could be potential to create a detached annexe offering ancillary accommodation to the main house, subject to obtaining the relevant planning and building regulation approval.

REAR

A gravel pathway leads to the rear where there is ample sheltered space for table and chairs, perfect for alfresco dining.

To the side, there are three stone built storage sheds with slate roofs, providing useful storage.

Steps lead up to the rear garden which is laid to lawn with a good sized orchard to the rear of the garden with various fruit trees and offering superb far reaching rural views across to Trencrom Hill.

MEADOW

Situated opposite the property across the lane is a superb meadow area, with plenty of open space, and offering an abundance of wildlife with a natural pond situated at the far end. The meadow is laid to lawn, well stocked with a wide variety of mature trees, backing onto the riverbank. We have been informed by the vendor that there is water, septic tank drainage and electricity supplied to the meadow.

MATERIAL INFORMATION

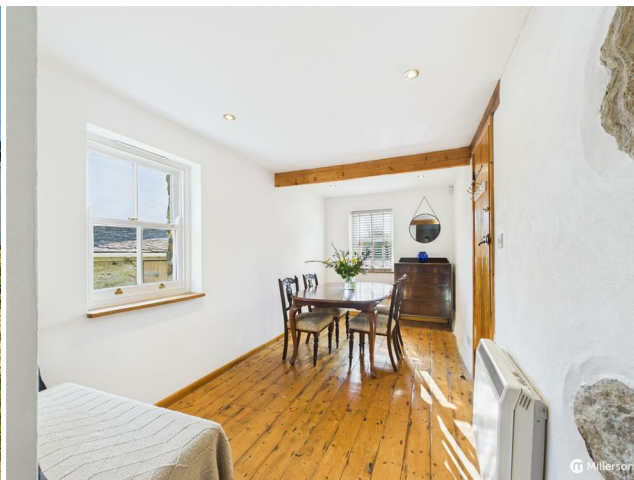
Verified Material Information

Council tax band: D

Council tax annual charge: £2342.54 a year (£195.21 a month)

Tenure: Freehold

Property type: House



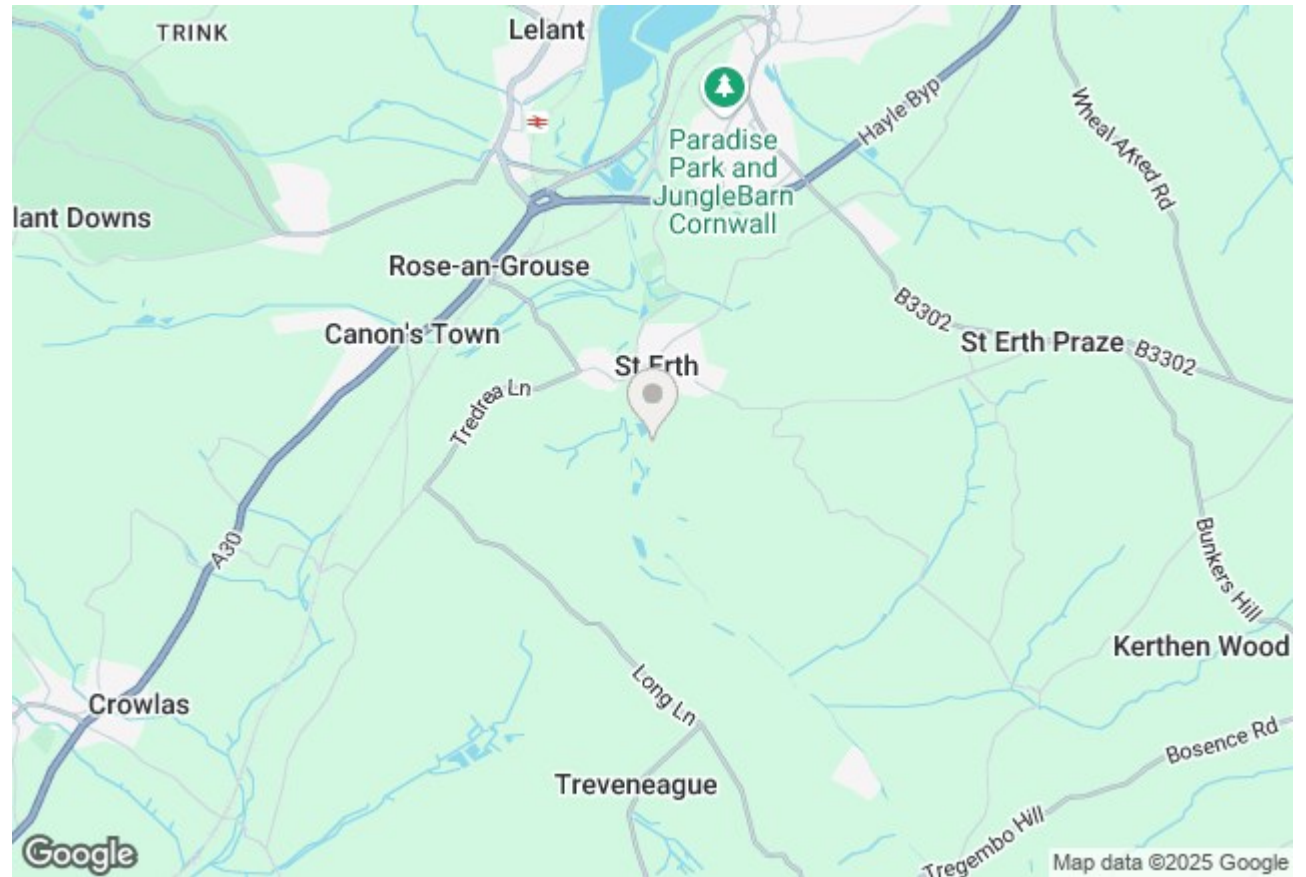


The Green Lane, St. Erth, Hayle, TR27 6HS

Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Pumped water from house bore / well.
Sewerage: Septic tank
Heating: None
Heating features: Wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - OK
Parking: Driveway and Garage
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: Yes
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E
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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.







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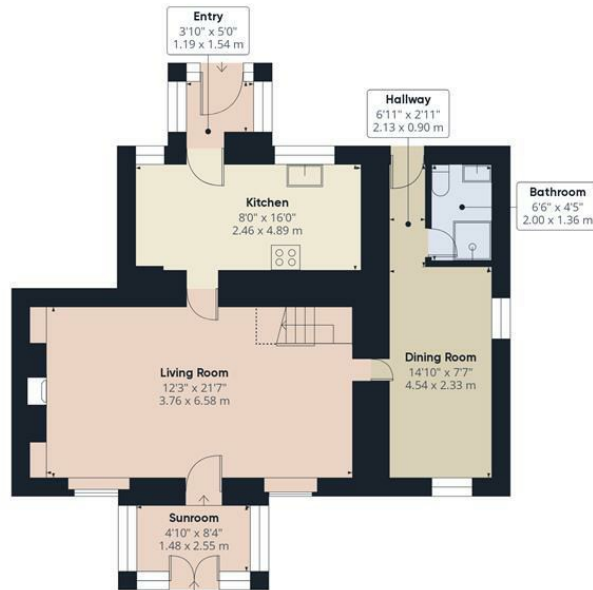
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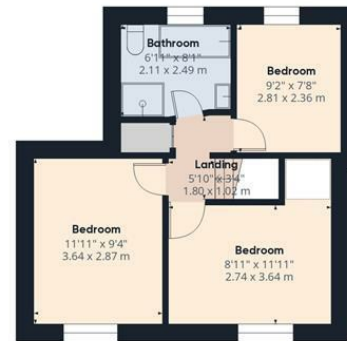
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area¹

1405.55 ft²
130.58 m²

Reduced headroom

12.24 ft²
1.14 m²

(1) Excluding balconies and terraces

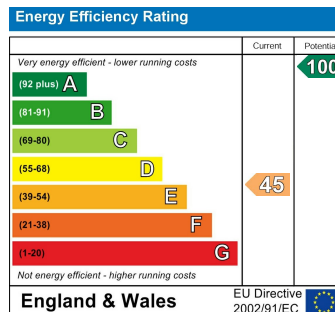
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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