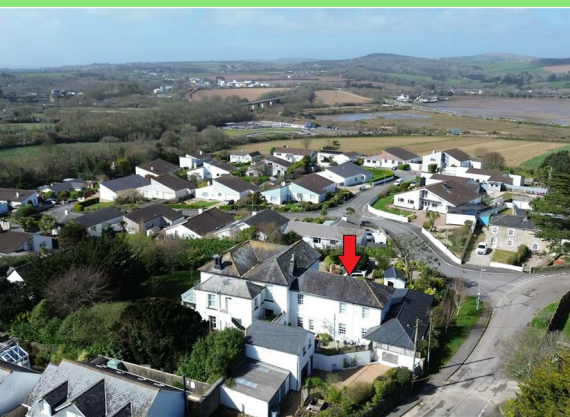




# Trelissick Road Hayle TR27 4HY

Offers Over £575,000

- A SUPERBLY PRESENTED PERIOD PROPERTY
- THREE ENSUITE BEDROOMS
  - GARDEN ROOM
  - UTILITY ROOM
- BEAUTIFULLY LANDSCAPED GARDENS
- SITUATED WITHIN A HIGHLY REGARDED RESIDENTIAL LOCATION
- OFFERED FOR SALE WITH NO ONWARD CHAIN
  - GARDEN STUDIO
- INTERNAL VIEWING A MUST TO FULLY APPRECIATE
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1645.00 sq ft



3



3



2



C74

## THE PROPERTY

Little Meadowside House was built as the service wing to Meadowside House.

In 2014 the current vendors had the property totally renovated to an extremely high standard throughout. This included new floors, and staircase, upgraded insulation throughout, rewired and replumbed. This building has two bedrooms (both ensuite) a sitting room, kitchen and entrance hall.

In 2015 a modern extension was added with boiler room, utility room, a third bedroom with ensuite, a most spacious garden room plus study.

An internal viewing of this delightful property is a must to fully appreciate the spacious accommodation and the high quality internal finish.

Entrance door into...

## ENTRANCE VESTIBULE

Wood flooring, built in cupboard, with hanging rail, inset ceiling lighting, further built in cupboard for coats and shoes. Double doors into...

## KITCHEN

17'4 x 9'6 (5.28m x 2.90m)

Attractively fitted with a range of high gloss base units with light blue Corian work surfacing over. Four ring electric hob, splash back, stainless steel one and a half bowl sink and drainer with mixer tap. Upstand and tiled splash back, fitted shelf above, two double glazed sash windows to the rear, two radiators, double glazed internal window to the side with deep window cill. Eye level integrated CDA oven and microwave, built in cupboard with fitted shelving.

Staircase leading to first floor level, door leading into inner hallway, double doors leading into...

## LOUNGE

17'10 x 14'8 (5.44m x 4.47m)

A spacious lounge with wooden flooring, double glazed sash window to the front with views of the front garden,, radiator. Built in cupboards and shelving, space for a freestanding electric fire with wooden mantle over. Two double glazed sash windows to the rear aspect overlooking the rear courtyard style garden.

To the side of the kitchen is a staircase providing access to...

## FIRST FLOOR LANDING

Oak flooring, double glazed sash window to the front offering far reaching views across to Trencrom Hill.

Loft access, door leading into...

## BEDROOM 1

14'6 x 9'8 (4.42m x 2.95m)

Oak flooring, panelled walls, double glazed sash window to the front, a useful, walk in wardrobe with hanging rails and fitted shelving. Built in cupboard, double doors leading into...

## ENSUITE

8'3 x 6'7 (maximum into shower) (2.51m x 2.01m (maximum into shower))

Shower cubicle with mains fed shower and attractive quartz effect wall panels. Wash hand basin, with mixer tap, vanity unit below, tiled splash back. Mirror with lighting above.

Low level w/c with push button flush, double glazed sash window to the rear, heated towel rail, electric heater and ceiling mounted extractor.

## BEDROOM 2

14'2 x 9'11 (4.32m x 3.02m)

Oak flooring, double glazed sash windows to three sides, offering pleasant, distant rural views to the front aspect. Two built in wardrobes, double doors into...

## ENSUITE BATHROOM

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

Oak flooring, panel enclosed bath with mixer tap, shower wand attachment, quartz effect panelled walls. Radiator, low level w/c double glazed sash window to the rear, wash hand basin with vanity unit below, mixer tap, tiled splash back and light with shaver socket above. Wall heater, radiator and heated towel rail.

From the kitchen, a door provides access into...

## INNER HALLWAY

Wood effect vinyl flooring, small built in cupboard, radiator, double glazed internal window. Door into...



### BEDROOM 3

11'10 x 9'8 (3.61m x 2.95m)

Vinyl wood effect flooring, loft hatch, built in wardrobes, radiator, obscured double glazed window to the side, double doors into...

### ENSUITE SHOWER ROOM

9'8 x 6 (2.95m x 1.83m)

Shower enclosure with sliding doors, mains fed shower with drencher head and separate hand held shower head. Quartz style wall panels.

Low level w/c, wash hand basin with mixer tap, and vanity unit below, tiled splash back, mirror with light above, obscured double glazed window to the side. Door to hallway.

### INNER HALLWAY

From the inner hallway, door leading into...

### REAR VESTIBULE

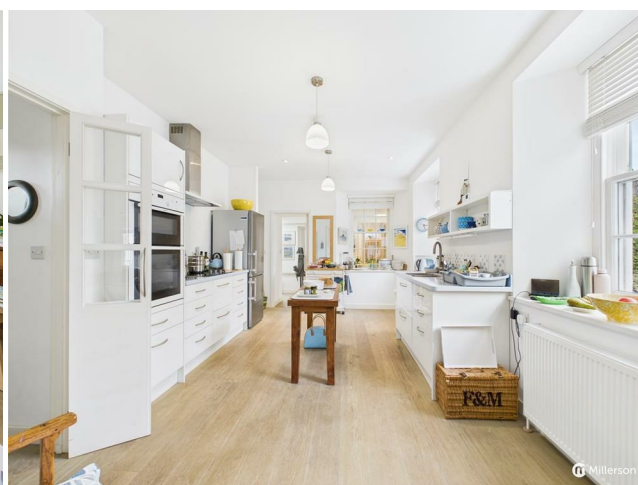
Vinyl flooring, double glazed door and double glazed window and door leading to rear courtyard. Door into...

### UTILITY ROOM

6'2 x 4'11 (1.88m x 1.50m)

Vinyl flooring, space and plumbing for freestanding washing machine. Base unit with work surfacing over, sink with mixer tap, and drainer to the side. Double doors into boiler room... Wall mounted gas boiler, with large hot water cylinder to the side.

To the other end of the inner hallway, a door leads into...







Trelissick Road, Hayle, TR27 4HY



## GARDEN / DINING ROOM

16'2 x 14'8 (4.93m x 4.47m)

A particularly light and spacious room enjoying a sunny aspect, with vinyl wood effect flooring, two radiators, large double glazed windows to the front and double glazed doors leading onto the front garden. Double doors leading into...

## OFFICE / STUDY

14'9 x 6 (maximum into wardrobe) (4.50m x 1.83m

(maximum into wardrobe))

Vinyl wood effect flooring, large double glazed window to the front, radiator.

## OUTSIDE

Gated access leads to a gravel driveway with gated pedestrian access to the side. The driveway has access from both ends.

Front garden -Enjoying a sunny outlook, attractively landscaped with raised flower beds with a fine selection of mature shrubs and bushes. A paved pathway leads to the front door with raised flower beds either side. There is a small area laid to lawn with the remainder of the garden laid to gravel.

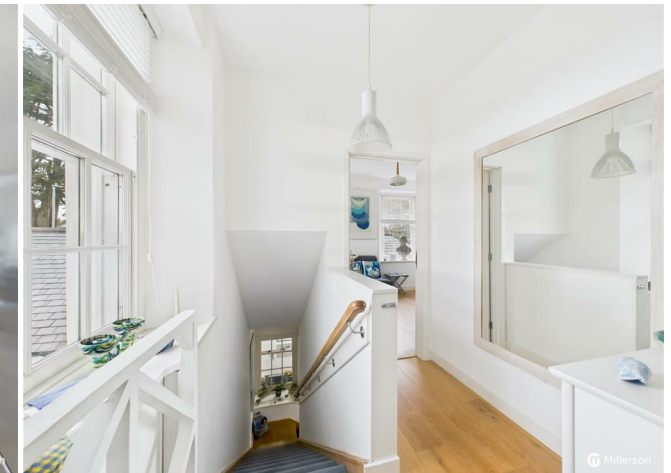
## TIMBER STUDIO

10'7 x 7'2. (3.23m x 2.18m.)

Fitted with electric sockets.

## REAR COURTYARD GARDEN

A beautifully paved courtyard style garden enjoying a high degree of privacy, enclosed by granite walling and fencing with ample space for table and chairs making this a delightful space to enjoy the early morning sun.





## GARDEN OFFICE

12'7 x 6'7 (3.84m x 2.01m)

A useful garden office / store room with vinyl flooring, window to the front and side, light and power supplied, door to the front.

## MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

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

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Gated, and Private

Building safety issues: No

Restrictions - Listed Building: Grade 2 Listed Property.

Restrictions - Conservation Area: Property is situated within a conservation area.

Restrictions - Tree Preservation Orders: Yes

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.





Approximate total area<sup>(1)</sup>  
1645.7 ft<sup>2</sup>  
152.89 m<sup>2</sup>

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Lizzie Collins  
01726 72236

## Contact Us

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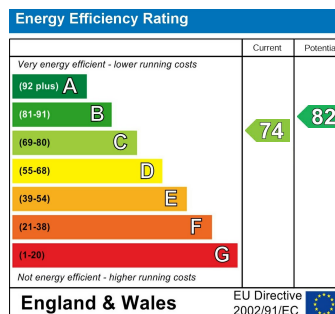
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