



Rose-An-Grouse

Canonstown

Hayle

TR27 6JN

Offers In The Region Of
£225,000

- IDEAL FIRST TIME BUYER HOME
 - NO ONWARD CHAIN
 - OFF STREET PARKING
 - SUNNY ASPECT REAR GARDEN
 - TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / DINER / LOUNGE
 - COUNCIL TAX BAND B
- SHORT DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
 - SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 794.00 sq ft



2



1



1



D59

Property Description

Millerson Estate Agents are delighted to bring to the market this charming two-bedroom mid-terrace home, situated in the peaceful hamlet of Rose-an-Grouse. Offered with no onward chain, the property features an open-plan living area and kitchen, creating a bright and sociable space ideal for modern living. There are two generous double bedrooms, off-road parking, and a rear garden with timber decking enjoying a sunny aspect, perfect for outdoor relaxing and entertaining. The home also benefits from lovely views across the Cornish countryside. With an EPC rating of D, this property is an excellent opportunity for first-time buyers or those seeking a quiet retreat. Viewings are highly recommended.

Location

Rose-an-Grouse is a small rural hamlet in west Cornwall, located just off the A30 between Hayle and St Ives. It offers a peaceful, countryside atmosphere with easy transport links, including direct access to the A30 and the nearby Grade II-listed St Erth railway station, which connects to the scenic St Ives Bay Line. Though the hamlet itself has limited amenities, residents benefit from the nearby towns of Hayle and St Erth, which provide a range of services including GP surgeries, dental practices, opticians, community centres, and even a hospital within a few miles. Local landmarks include The Grouse Inn pub and the historic St Piran's Church. The area is popular with families due to its access to quality education: several well-rated primary schools such as St Erth Community Primary, Penpol School, and St Uny CofE Academy are within a 2-mile radius, while secondary education is available at Hayle Academy and St Ives School, both rated 'Good' by Ofsted. The community is quiet, scenic, and family-friendly, making Rose-an-Grouse an appealing spot for those seeking rural charm with convenient access to services and schools.

The Accommodation Comprises

(All dimensions are approximate and measured by LIDAR)

Ground Floor

UPVC Partially glazed front door opening into:

Entrance Hallway

Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Consumer unit housed. Radiator. Two sizeable understairs storage cupboards. Laminate flooring. Skirting. Door leading through into:

Open Plan Kitchen / Diner / Lounge

Kitchen - Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Combination boiler housed. Extractor fan. Range of wall and base fitted units with roll edge worksurfaces and tiled splashback. Integrated stainless steel sink with drainer and mixer tap plus four ring gas hob and oven beneath. Space and plumbing for freestanding washing

machine and fridge/freezer. Ample power sockets. Laminate flooring. Skirting.

Dining Room / Lounge - Skimmed ceiling. Radiator. Ample power sockets. Laminate flooring. Skirting. Double glazed patio doors leading to the rear garden and timber decking.

First Floor

Landing - Smoke sensor. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Doors leading to:

Bedroom One

Double glazed patio doors with Juliet balcony enjoying Cornish countryside views. Vaulted skimmed ceiling. Built in wardrobes. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bedroom Two

Skimmed vaulted ceiling. Double glazed window to the front aspect. Built in wardrobe. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bathroom

Double glazed Velux window. Vaulted skimmed ceiling. Extractor fan. Fully tiled. Bath with shower over. Wash basin with vanity cupboard above. W/C with push flush. Wall mounted towel radiator. Vinyl flooring. Skirting.

Outside

To the rear there is a timber decked seating area, ideal for hosting and entertaining, which enjoys Cornish countryside, undisturbed views. The decking leads down to the laid to lawn garden which also provides a rear access path which leads to the wooden storage shed.

Parking

There is off street parking to the front with unrestricted on street parking also available.

Services

The property is connected to mains water, gas, electricity and drainage. The combination boiler is located in the kitchen. The property falls within Council Tax Band B. Tenure is Freehold.

Material Information

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House



Property construction: Standard construction
 Energy Performance rating: D
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Mains gas-powered central heating is installed.
 Heating features: None
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
 Parking: Driveway
 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
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes

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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.

Directions

To drive from Millerson Estate Agents in Hayle to Rose-an-Grouse, start on Fore Street heading west through Hayle's town centre. Continue past local shops and cafes until you reach Foundry Square roundabout. Take the 2nd exit on to Carnsew Road and continue along for about one mile until to you reach the next



Rose-An-Grouse, Canonstown, Hayle, TR27 6JN

roundabout. From here take the 2nd exit again towards Penzance and continue along turning left immediately after passing the Texaco garage. The property will then be located on your left hand side and clearly identifiable with a round Millerson 'FOR SALE' board.





Approximate total area⁽¹⁾

794 ft²

73.8 m²

Reduced headroom

65 ft²

6.1 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

50 Fore Street
Hayle
Cornwall
TR27 4DY

E: hayle@millerson.com

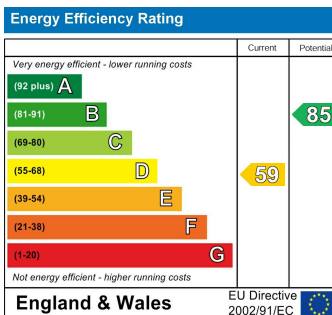
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