



 Millerson
Select

57 Fore Street
HAYLE

£560,000

HAYLE

57 FORE STREET

- **FOUR BEDROOM CHARACTER PROPERTY**
- **SPACIOUS LIVING ACCOMMODATION**
- **GOOD SIZE REAR GARDEN**
- **GARDEN GAMES ROOM / OFFICE**
- **ENCLOSED HOT TUB**
- **LARGE ATTIC SPACE WITH POTENTIAL FOR CONVERSION SUBJECT TO P.P**
- **VIEWS ACROSS COPPERHOUSE POOL**
- **A MUST SEE PROPERTY!**

A most attractive, and spacious Grade II character family home offered for sale in excellent decorative order.

The accommodation comprises in brief- Entrance Hallway, open plan kitchen / dining room with vaulted ceilings, separate utility room. Snug / dining room with feature inglenook fireplace, opening into Living room. The first floor comprises four double bedrooms (master with ensuite shower room) and a large family bathroom with shower cubicle and freestanding bath. Outside there is a tiered rear garden enjoying a sunny aspect with a garden games room / office and a separate enclosed hot tub.

An internal viewing of this stunning property is sure to impress! Phone now to arrange your viewing appointment.





Entrance door to....

ENTRANCE HALLWAY

Slate tiled flooring. Radiator. Door to living room. Archway. Part glazed door into....

INNER HALLWAY

Slate tiled floor. Carpeted stairs to first floor level. Useful understairs storage cupboard. Door to....

SNUG / DINING ROOM

14'5" x 12'9"

Slate tiled floor. Radiator. Feature inglenook fireplace with wood burning stove with built in storage to side. Open into kitchen. Double doors to....

LOUNGE

14'9" x 12'3"

Wooden floorboards. Window to front. Feature stone fireplace (decorative) with wooden mantelpiece over. Recessed storage with shelving to either side. Radiator.

OPEN PLAN KITCHEN/DINING ROOM

A delightful open plan day room with part vaulted ceiling with double glazed windows and doors to rear, opening onto rear garden. Attractively fitted with a range of base and wall mounted white high gloss kitchen units with Quartz work surface over. Space for freestanding oven and 5 ring gas hob. Tiled splashback. Central island unit with quartz work top. Integrated fridge below and space for 2 bar stools. Inset LED ceiling lights. Sloping ceiling. Belfast sink with monobloc tap. Quartz work surface and upstand. Tiled splashback.

DINING AREA - Slate tiled floor. Vaulted ceiling with stunning exposed ceiling beams. Radiator. Fitted shelving. Step up to....

WC

Low level WC with push button flush. Slate tiled floor. Obscure glass block window to rear. Wall mounted wash hand basin. Gas combination boiler.

From kitchen, door to....

UTILITY ROOM

16' x 7'5"

A spacious utility room with tiled flooring (underfloor heating). Cupboards housing washing machine and tumble drier with slate work top over. Double glazed window and door to rear. Space for

American style fridge/freezer. Sloping ceiling. Shaker style base and wall units with Quartz work tops. Under counter stainless steel one and a half bowl sink with monobloc tap and tiled splashback.

FIRST FLOOR

Carpeted stairs from entrance hallway with window to rear.

LANDING

Fitted carpet. Radiator. Feature archway. Built in storage cupboard with fitted shelving. Wooden staircase leading to attic room.

BEDROOM 1

14'4" x 11'3"

Fitted carpet. Wooden sash window to rear with secondary double glazing. Window seat. Radiator. Built in cupboard. Fitted picture rail.

BEDROOM 2

13'9" x 12'5"

Fitted carpet. Radiator. Built in cupboard and built in shelving. Wooden sash window to front with secondary double glazing. Window seat with delightful views across Copperhouse pool.

BEDROOM 3

9'11" x 9'10"

Fitted carpet. Feature secondary double glazed sash window with arched top offering views over Copperhouse pool towards Phillack church. Deep window seat with built in shelving to either side. Radiator.

BEDROOM 4

14'6" x 12'6"

Fitted carpet. Radiator. Built in cupboard with hanging rail and shelving. Wooden sash window to front with secondary double glazing, enjoying views across Copperhouse Pool towards Phillack and the Towans. Door to....

EN SUITE

7'8" x 3'10"

Fitted with a modern shite suite comprising low level WC with push button flush. Wall mounted wash hand basin with vanity unit below and waterfall style tap. Tiled splashback. Corner shower cubicle with electric shower and curved glass screen. LED strip lighting. Heating towel rail. Recessed shelving.

FAMILY BATHROOM

A spacious bathroom loosely divided into two rooms.

SHOWER ROOM - 9'10" x 5'8" Twin circular wash hand basins with monobloc taps and tiled splashbacks. Wood effect vinyl flooring. Radiator. Recessed shelving. Step up to recessed shower with mains fed shower with drencher head and tiled surround.

BATHROOM - 11'1" x 10'4" Attractively fitted with a white suite comprising freestanding bath, low level WC, bidet, large heated towel rail. Sloping ceiling with roof light with built in blind. Wooden sash window to rear with secondary double glazing. Two wall mounted spotlights.

ATTIC ROOM

37' x 20'

A large attic space with open beams and high ceiling offering potential for conversion subject to planning permission. Part boarded with lighting.

OUTSIDE

REAR GARDEN - Access from dining room leads onto wooden decking with artificial grass to side. Wooden gate providing side access. Step up to raised seating area laid to artificial grass with space for table and chairs, raised flower bed. Slate steps lead to garden, laid to lawn with flower beds and borders with mature shrubs and bushes.

GARDEN ROOM

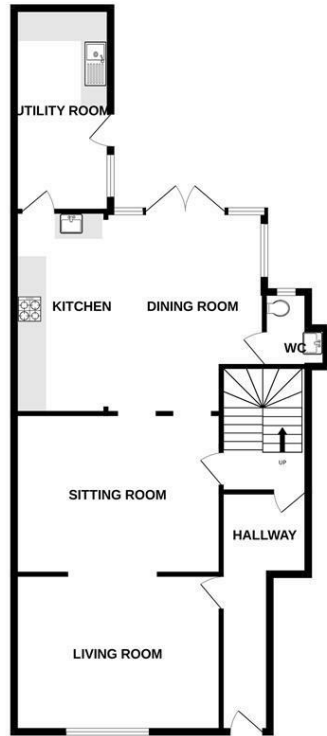
19'6" x 13'3"

Wooden garden room/games room. Pitched roof with spot lights. Window to front. Double glazed sliding patio door to side. Double glazed window to rear. Fitted storage cupboards. Space for pool table. Fitted carpet tiles.

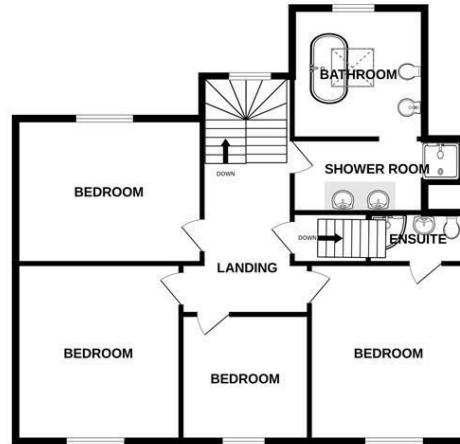
HOT TUB

Hot tub with wooden enclosure. Window to front. Door to side and wooden roof.

GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA: 2002 sq.ft. (185.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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50 Fore Street, Hayle, Cornwall,
TR27 4DY

01736 754115
hayle@millerson.com

www.millerson.com



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE CONTACT
Hayle Sales Office
01736 754115
hayle@millerson.com

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