

6 Chapel Hill
St. Erth, Hayle, TR27 6HL





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Nestled in the charming village of St. Erth, this terraced period cottage is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious yet cosy reception room, perfect for relaxing after a long day. The fireplace and multi fuel burner are stand out points. The property boasts two generous double bedrooms, ideal for a small family or those in need of a guest room or home office. One of the highlights of this delightful cottage is the character it exudes. From the quaint details to the charming features, every corner tells a story of a bygone era. The bathroom is well-appointed and offers all the necessary amenities for modern living. Situated in the heart of the village, convenience is at your doorstep. The central location means you are well-connected to the community and local amenities. The gardens are a truly wonderful asset, with detached private gardens and a patio area which is a real sun trap. If you are looking for a property that combines history, charm, and comfort, this terraced cottage is the perfect choice. Don't miss the opportunity to make this house your home and create lasting memories in this idyllic setting.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Offers in excess of - £330,000

Location

St Erth is a sought after village which has a lovely pub, village store, children's play park, church, and a well regarded school and nursery. There are some pretty walks along the St Erth River to enjoy, with a few fishing lakes locally. St Ives, Hayle, Penzance and the A30 are all within easy reach. Transport links are great too with a bus stop at the end of the road and a train station close by which serves the nearby town of St Ives Bay as well as Truro and London, Paddington.

Accommodation

Lounge dining room
Kitchen

Bathroom
Bedroom 1
Bedroom 2

Outside

The property benefits from generous outside space, arranged in two sections. Immediately to the rear elevation of the cottage is a good size patio area, which is a real sun trap. A further detached section of garden is accessed via a lane to the rear of the row of cottages. This garden is incredibly private, planted with mature trees, planted borders, lawn areas and a patio section.

Services

Mains water, electricity and drainage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax - Band B

Anti-money laundering regulations

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of finances

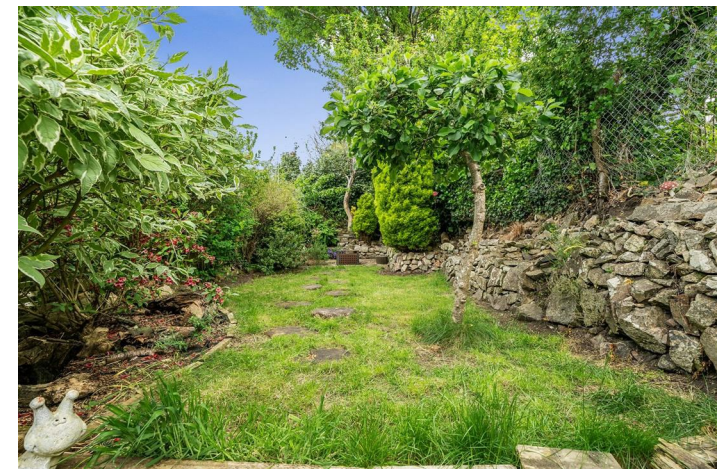
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

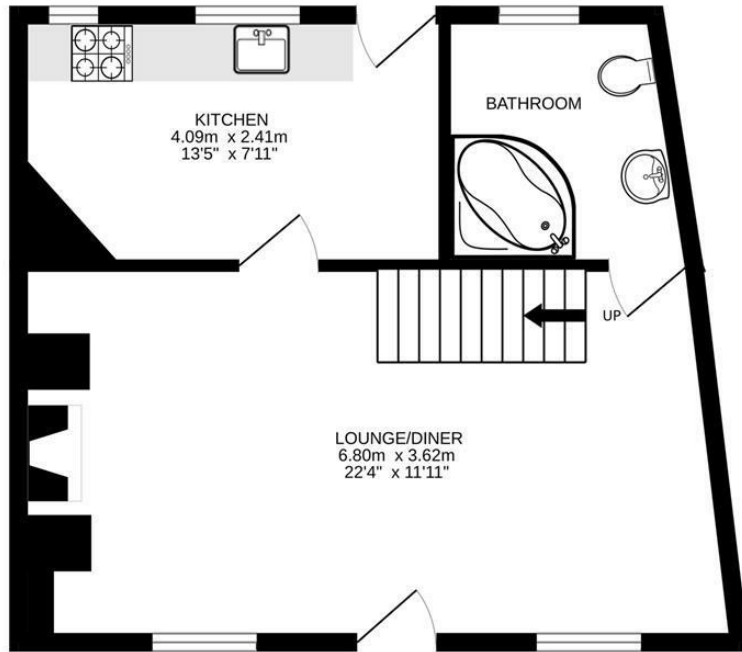
To check the broadband coverage for this property please visit

<https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit

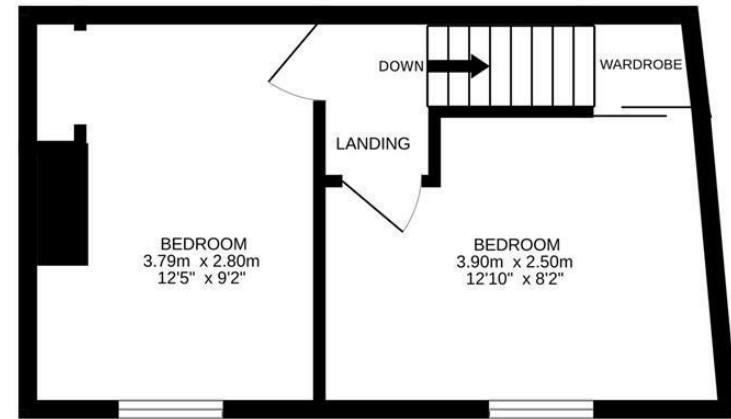
<https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

