

The Bull Pen, Treeve Lane Hayle, TR27 5DQ







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Immaculately presented and charming property located on Treeve Lane near the popular village of Connor Downs, Hayle. This newly finished barn conversion is a true delight, with spacious accommodation throughout making it a perfect family home. As you step inside, you'll be greeted by a beautifully presented interior finished to a high standard. The modern contemporary kitchen is a true stand out feature, complimented wonderfully with porcelain flooring. The immaculate stone work and original features add a touch of elegance and character to the property, creating a warm and inviting atmosphere. One of the highlights of this property is its good size garden, perfect for enjoying the outdoors and hosting gatherings with family and friends. Additionally, the off-road parking provides convenience and peace of mind for your vehicles. This spacious family home is ready for you to move in with no onward chain, making the buying process smooth and hassle-free. Imagine living just a stone's throw away from the coast, enjoying the tranquillity of village life while still being close to the sea. A viewing is strongly recommended.



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Guide price - £535,000

Location

Connor Downs is a village in west Cornwall, in the civil parish of Gwinear-Gwithian. It is situated approximately two miles from Hayle and about two miles south-southeast of Gwithian churchtown. The village straddles the old course of the A30 road but has now been bypassed and the new road passes to the north. Facilities include a school (Connor Downs Primary School), a spar petrol station, a pub, a Sunday school and a garage. The coast is within a few minutes drive from the village, with the vast open sandy beaches of Hayle and Gwithian close by.

Accommodation

Entrance hall
Lounge kitchen dining room

Bathroom
Bedroom/Study
Bedroom
Bedroom
Bathroom

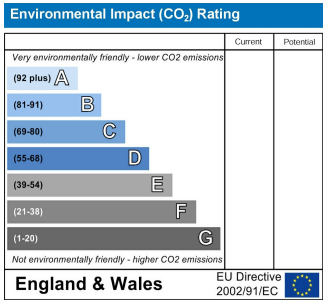
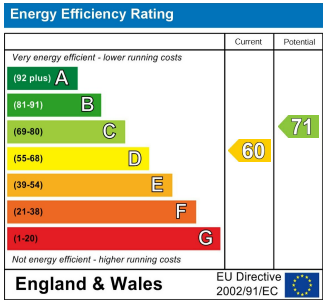
Outside

The property benefits from a good sized enclosed garden, laid to lawn with secure fencing to the boundaries. There is a walkway to the front of the property, laid to stone chippings with slate paving and a planted hedgerow. There is also a garden shed providing good storage. The property also benefits from off road parking for 2-3 vehicles. There is also an electric vehicle charging point.

Services

Mains water and electricity. LPG central heating. Private drainage.
Freehold tenure.





Council Tax Band - TBC

Anti money laundering regulations - Purchasers

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

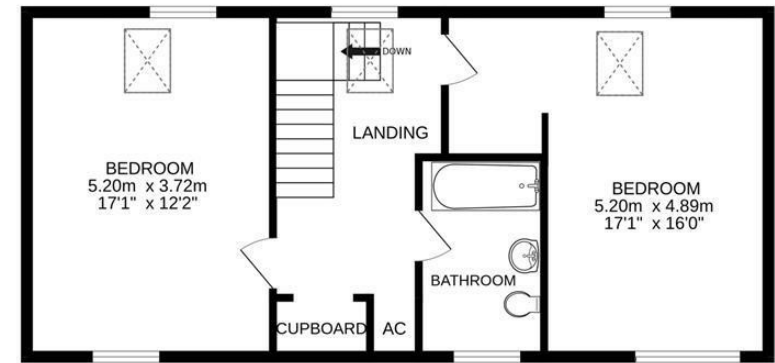
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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