

60A Fore Street, St Erth,  
Hayle, TR27 6HT











# 60A Fore Street, St Erth, Hayle, TR27 6HT

Nestled in the picturesque village of St. Erth, this charming terraced cottage offers a delightful blend of character. With no onward chain, this property presents an excellent opportunity for those seeking to explore their creative side as the property is in need of some updating throughout. The cottage features a lounge, kitchen and a separate dining room. First floor bathroom and two bedrooms, complemented by a convenient room which could be used as a dressing room, occasional 'bedroom' or home office. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively. At the rear, a quaint courtyard offers an outdoor space. Additionally, parking at the front of the property adds to the convenience of this lovely home. St. Erth is known for its charming atmosphere and community spirit, making it an ideal location for those who appreciate being within easy reach of local amenities. Don't miss the chance to make this property your new home.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price - £255,000**

**Location**

St Erth is a charming village nestled in the picturesque countryside. This historic village offers a perfect blend of rural charm and convenience. With the River Hayle meandering through its heart, St Erth boasts beautiful landscapes and delightful walking trails. The village is well connected, with the St Erth railway station serving as a key hub for travel to nearby destinations such as St Ives, Penzance and beyond. Visitors and residents alike appreciate the village's rich history, welcoming community, and its close proximity to Cornwall's stunning coastline.

**Accommodation**

Inner Porch  
Lounge  
Dining Room  
Kitchen  
Rear Porch

Landing  
Bedroom One  
Bedroom Two  
Dressing room/occasional 'bedroom' or home office  
Bathroom

**Parking**

To the front of the property.

**Outside**

To the rear, there is a courtyard.

**Services**

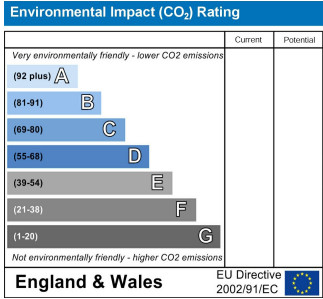
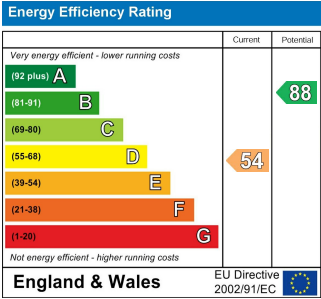
Mains water, electricity and drainage.

**Rights of Way**

Our clients believe that there is a right of way to the front and at the rear of the property for the









neighbouring houses for access purposes. They believe that 60a has the same rights over the neighbouring properties.

### **Council Tax - Band B**

### **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**

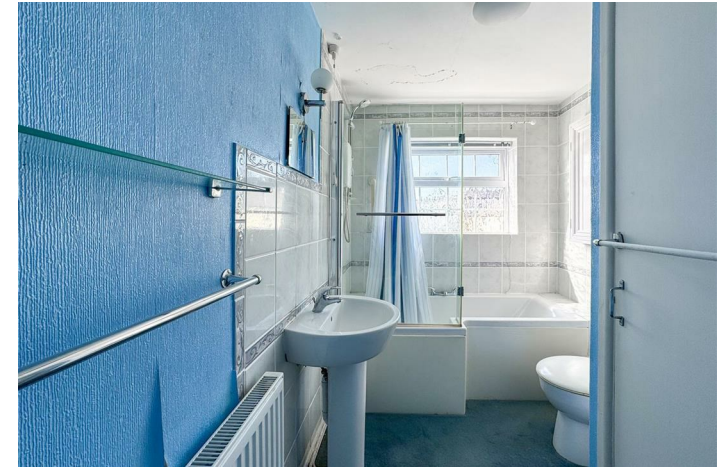
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### **Broadband & Mobile Phone Coverage**

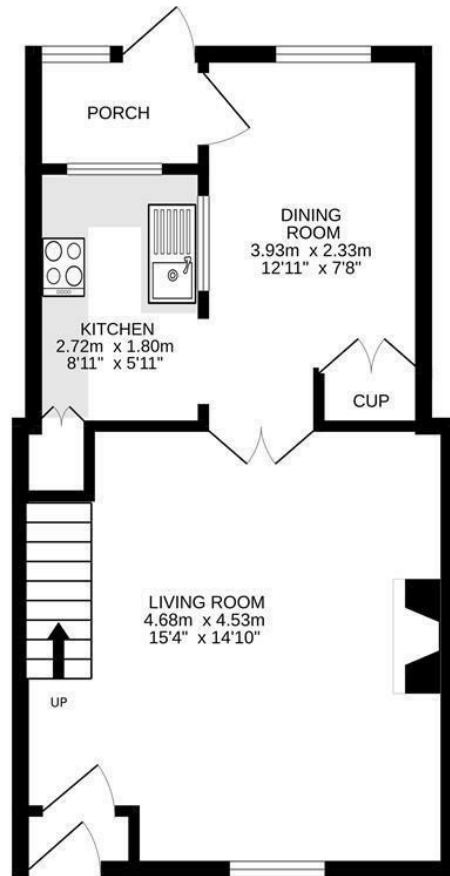
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

### **What3Words**

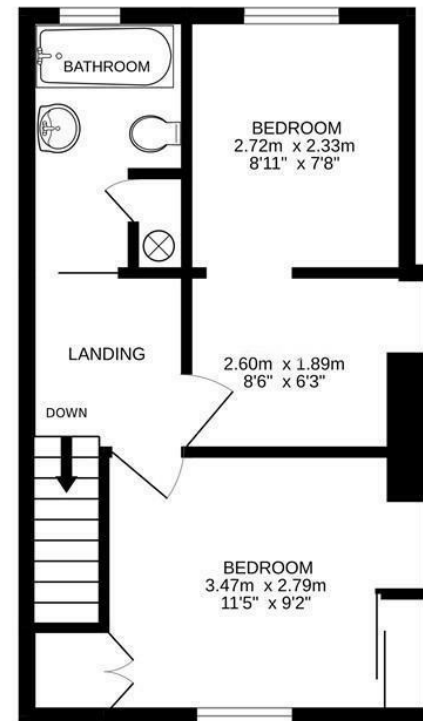
///forget.annual.downfield



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.

