

Moffatts Corner, Hayle Road Nancegollan, TR13 0BJ







Moffatts Corner, Hayle Road Nancegollan, TR13 0BJ

Nestled between the charming towns of Helston and Hayle, this impressive modern architect design detached family home offers a perfect blend of space, comfort, and stunning natural beauty as well as embracing low cost eco friendly living including Solar panels and an Air Source Heat Pump. Set within a generous plot, the property boasts an expansive garden that is both mature and meticulously maintained, providing an idyllic outdoor space for family gatherings or quiet moments of reflection.

Inside, the home features an inviting open plan reception room which has been zoned into the living space and dining area by a central fireplace, ideal for entertaining guests or enjoying family time. The open-plan living area enhances the sense of space and light, creating a warm and welcoming atmosphere. With four well-proportioned double bedrooms, there is ample room for family members or guests, ensuring everyone has their own private retreat. The property also includes two modern bathrooms, designed for convenience and comfort.

One of the standout features of this home is the breathtaking views over fields of daffodils, which can be enjoyed from various vantage points throughout the property. This picturesque setting not only enhances the aesthetic appeal but also provides a tranquil backdrop for everyday living.

For those with multiple vehicles, the property offers generous parking for up to eight vehicles, making it an ideal choice for families or those who enjoy hosting visitors.

In summary, this large detached family home is a rare find, combining modern living with the beauty of the surrounding countryside. It presents an excellent opportunity for anyone seeking a spacious and serene environment to call home.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price - £665,000

Location

Nancegollan is semi-rural hamlet growing in popularity and for good reason. Well placed for access to both the North and South Coast, both with stunning beaches to offer the property is also convenient for the surrounding countryside and good walking. It is also a short drive away from Clowance estate and Praze An Beeble which has a local shop, pub and food establishments. It is easy to connect to the A30 and to access more major towns such as Truro, Camborne and Redruth as well as nearby Helston and The Lizard Peninsular. The property is a short distance from the Ofsted outstanding rated Sithney Primary School. The harbour side town of Hayle is also a short drive away with the town offering excellent local schools, shops and the stunning three mile golden sandy beach at Gwithian from where you are able to take the in the stunning views into St Ives bay and across to Godrevy lighthouse. Hayle also offers excellent access onto the A30 that leads into all the major market of Cornwall and the Cathedral city of Truro.

Accommodation

- Large reception Porch
- Zonal open plan living incorporating the living room, dining room and kitchen
- Utility room
- Cloakroom
- Double garage
- 4 bedrooms with the master bedroom offering an ensuite shower room and walk in wardrobe
- Family bathroom

Garage

- 19'05 x 19'02
- This large double garage creates the ideal space for the family cars or indeed leisure equipment such as surf boards and other beach equipment



Parking

The property boasts a large driveway which provides ample parking for a number of vehicles

Outside

To the front of the property is ample brick paved driveway parking with a gated access leading to the double garage. The front garden offers a central lawn area with stone seating and is surround by a number of mature specimen shrubs and plants including magnolia tree. There is a bark chipping path that leads around to the side and rear garden where there is a lovely patio area creating the ideal Alfresco dining area or area to just sit back relax and enjoy those lazy summer days. to the side of the property is an expansive area garden consisting of vegetable and fruit beds and a large area of lawn garden which is bordered by a number of Hydrangeas and many other shrubs and plants. There is a slate and bark chipped path that meanders through the garden and is bordered by Cornish walling and Ash tress. The approximate overall plot size is just over 0.6 of an acre. There is potential for a separate dwelling to be built within the large side garden subject to obtaining the relevant consents and planning permissions

Services

Main electric, water, private drainage. Air Source heat pump

New Build Guarantee

Solar Panels

The Solar panels are owned by the property.

Planning Information

Our client did apply for planning on the large side garden a number of years ago but were declined. Since then a couple of new homes have been built within nearby parcels of land.

Council Tax Band- E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	95
(81-91) B		
(69-80) C		
(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		

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		

What3Words

///paler.learns.vowing

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



First Floor

Total floor area 199.3 m² (2,146 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

