

23 Baileys Meadow
Hayle, TR27 4FA







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Nestled in the charming area of Baileys Meadow, Hayle, this nearly new detached family home, built in 2020, offers a perfect blend of modern living and convenience. With five spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The home features three well-appointed bathrooms, ensuring comfort and privacy for all residents.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. The large enclosed rear garden, set on a desirable corner plot, provides a wonderful outdoor space for children to play or for hosting summer barbecues.

Parking is a breeze with a double garage and driveway that accommodates up to four vehicles, making it an excellent choice for families with multiple cars.

Situated close to Hayle town, this property is conveniently located near local shops and schools, making daily errands and school runs effortless. This home truly represents a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern family residence. Don't miss the chance to make this delightful property your new 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- £535,000

Location

Hayle is a thriving coastal town and has many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as it the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

Accommodation

Reception Hall
Separate Cloakroom
Office/Study

Living room
Large Kitchen Dining Room
Dining Room/2nd Living Room
5 Bedrooms
3 Bathrooms(2 ensembles)

Garage

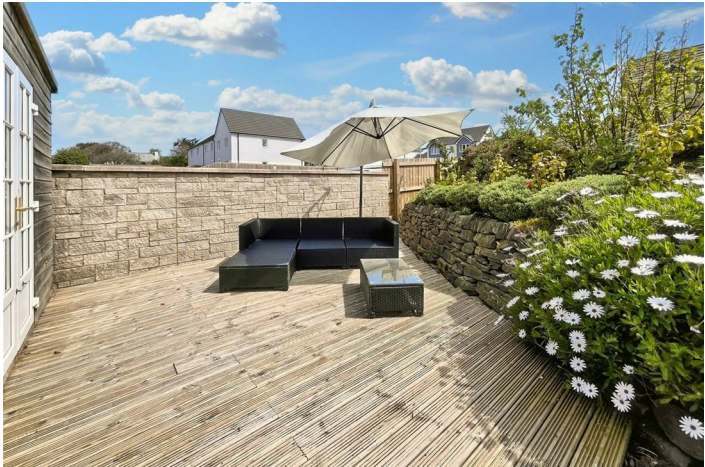
17'9 x 17'9

This large double garage creates the ideal space for leisure equipment to be stored or indeed to park to cars in. To the front of the garage is driveway parking for 2 to 3 cars

Outside

To the front of the property is an open area of fore garden which is laid to lawn and pathway leading to the front door. The rear garden is fully enclosed and is access from the kitchen dining room. Being a large corner plot garden it offers a garden room that our clients use as a hot tub room there is power and light





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	93
(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	

connected. To the side is a large decked area creating the ideal sunbathing or Alfresco dining area. The lawn garden extends around to the side and to the rear of the double garage. Raised mature bedding areas housing a number of specimen shrubs and plants. Gated access leading back to the front.

Services

Mains Gas, electric, water and drainage

Council Tax Band- E

What3Words

///field.scorched.blocks

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.



Baileys Meadow, Hayle, TR27

Approximate Area = 1753 sq ft / 162.8 sq m

Garage = 318 sq ft / 29.5 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 2199 sq ft / 204.1 sq m

For identification only - Not to scale

