

4 WIDGEON WAY

Lelant, Hayle, TR27 6GQ

Price: £385,000



A beautifully presented and deceptively spacious three-bedroom townhouse arranged over three floors, offering bright and versatile accommodation throughout. This modern home benefits from an impressive open-plan kitchen/living space with Juliette balcony, conservatory opening onto a stunning low-maintenance rear garden, integral garage and off-road parking. Ideally suited to families, professionals or those seeking flexible living space, the property is finished to a high standard and enjoys a light and airy feel in every room.





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THE PROPERTY

Situated over three spacious floors, this beautifully presented three-bedroom townhouse offers bright, flexible and modern living throughout, making it an ideal home for families, professionals or those looking for versatile accommodation. The property boasts a superb open-plan kitchen, living and dining space filled with natural light, complete with Juliette balcony and contemporary fitted kitchen with integrated appliances. The ground floor offers a welcoming entrance hall, cloakroom, integral garage and a versatile study/bedroom three which leads into a lovely conservatory overlooking the rear garden. Upstairs, the second floor hosts two generous double bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom. Externally, the home benefits from off-road parking, an integral garage and a beautifully maintained low-maintenance rear garden, thoughtfully landscaped with mature shrubs and patio seating areas, creating a private and peaceful outdoor space perfect for relaxing or entertaining. Throughout the property, the abundance of natural light and well-planned accommodation

combine to create a warm and inviting home ready to move straight into.

LOCATION

Set within the highly regarded Saltings Reach development in the sought-after village of Lelant, this property enjoys an enviable position close to the stunning estuary and beautiful coastal surroundings that make this area so desirable. Lelant offers a wonderful lifestyle balance, combining peaceful village living with excellent local amenities and easy access to nearby beaches and coastal walks. Within walking distance are a selection of well-regarded restaurants, charming local pubs and cafés, all contributing to the friendly and welcoming community atmosphere. The nearby estuary provides scenic walks, waterside views and opportunities for paddleboarding, kayaking and wildlife watching, while the famous sandy beaches of St Ives and Carbis Bay are only a short drive or train journey away. Lelant is also well served by a local train station linking to St Ives and the wider rail network, making it ideal for both permanent living and holiday home ownership. With its relaxed coastal charm,

excellent amenities and outstanding natural beauty, Saltings Reach remains one of the most desirable residential developments within the area.

ACCOMMODATION

Upon entering the property, you are welcomed by a bright and airy entrance hall with stairs rising to the first floor. There is a large under-stairs storage cupboard, radiator, access to the integral garage, cloakroom, and a door leading to the versatile study/bedroom three. The cloakroom is fitted with a low-level WC and wall-mounted wash hand basin

Currently used as a study, bedroom three is a generous single room offering excellent flexibility for home working or guest accommodation. The room benefits from radiator and power points, with double glazed doors and side panels opening into the conservatory

The conservatory provides an additional reception area and enjoys tiled flooring, a glazed roof and sliding doors to the front, alongside a side access door. From here, doors open directly onto the beautifully maintained rear garden, creating a lovely connection between the indoor and outdoor spaces.

FIRST FLOOR

The first floor landing continues the bright and welcoming feel of the home, with a window to the front aspect and stairs rising to the second floor. Doors lead into the spacious living room and the open-plan kitchen/dining area.

The kitchen is fitted with a range of modern eye and base level units offering ample worktop space, complemented by tiled flooring. Integrated appliances include a four-ring gas hob with double electric oven beneath and extractor hood over, dishwasher, fridge and freezer, alongside plumbing for a washing machine. A stainless steel sink and drainer sits beneath a window overlooking the rear aspect.

Open plan to the kitchen is the generous living and dining area, creating a superb sociable space ideal for modern living. Double doors open onto a Juliette balcony, while additional windows allow natural light to flood the room. Radiators, TV points and ample power sockets complete this impressive space.

SECOND FLOOR

The second floor landing provides access to two well-proportioned double bedrooms, the family bathroom, loft access and a useful built-in airing cupboard. A further front-facing window continues the home's bright and airy theme.

The principal bedroom enjoys plenty of space for a double bed and additional furniture, along with a built-in wardrobe and pleasant rear outlook over greenery. This room also benefits from a modern en-suite shower room featuring a walk-in shower with mains-connected shower, wash hand basin with storage beneath, close-coupled WC, tiled flooring and heated towel rail.

The second bedroom is another comfortable double room with a window to the front aspect.





The family bathroom is well-appointed with a panelled bath and mains shower over, wash hand basin with vanity storage, close-coupled WC, heated towel rail and tiled flooring.

GARAGE

The integral garage is an excellent size and benefits from power and lighting, with a metal up-and-over door. The property's boiler is also located within the garage.

OUTSIDE

Externally, the property offers one off-road parking space and a small front garden with side access leading to the rear. The rear garden has been meticulously maintained by the current owners and provides a private, low-maintenance outdoor retreat. Beautifully laid to patio and bordered by mature shrubs and planting, it is a lovely space for relaxing or entertaining outdoors.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: C EPC rating: C ## The building End-terrace house, standard construction Accessibility adaptations: None ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: None Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 good, Vodafone good, Three great, EE great Parking: Allocated, Garage, Driveway, Off Street, and Private ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order Title register

restrictions (CL265556): - The property cannot be used for professional catering or the sale of snacks and meals (except for vending machines, sweets, or ice cream) if the neighboring land is being used for a similar business. This is a 'restrictive covenant', which is a legal rule that prevents certain activities on the land. - When the property is sold or transferred, a certificate must be provided by a conveyancer to prove that specific rules from a 2009 legal document have been followed. - There is a standard legal rule (a 'restriction') stating that if there is only one owner, they may need a court order or a second person to help handle the sale money. This is a common safeguard used to protect people who might have a financial interest in the property. - The 2009 Transfer contains additional rules regarding boundary structures and the use of the land that the owner must follow. Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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