



56 Rosewarne Road,  
Gwinear, Hayle

LODGE & THOMAS  
ESTABLISHED 1892

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**56 Rosewarne Road,**  
Gwinear, Hayle, Cornwall TR27 5LF

**Guide Price - £200,000     Freehold**

- Three bedroom mid terrace cottage
- Attractive stone frontage
- Lounge/Diner with fireplace
- Gas central heating
- Good size gardens inc. derelict cottage to rear

*A charming double fronted mid terrace cottage enjoying south facing family accommodation and gardens to both the front and rear.*

### The Property

This appealing character home requires decorative improvement and upgrading, providing the opportunity to create an individual home.

At ground floor there is a 19ft long lounge/diner with fireplace and kitchen. A central staircase in the living/dining room ascends to the three bedrooms and bathroom on the first floor.

A long garden extends to the front and enjoys a southerly aspect and to the rear there is a further lawn garden that includes the remains of a tiny cottage.



### Services

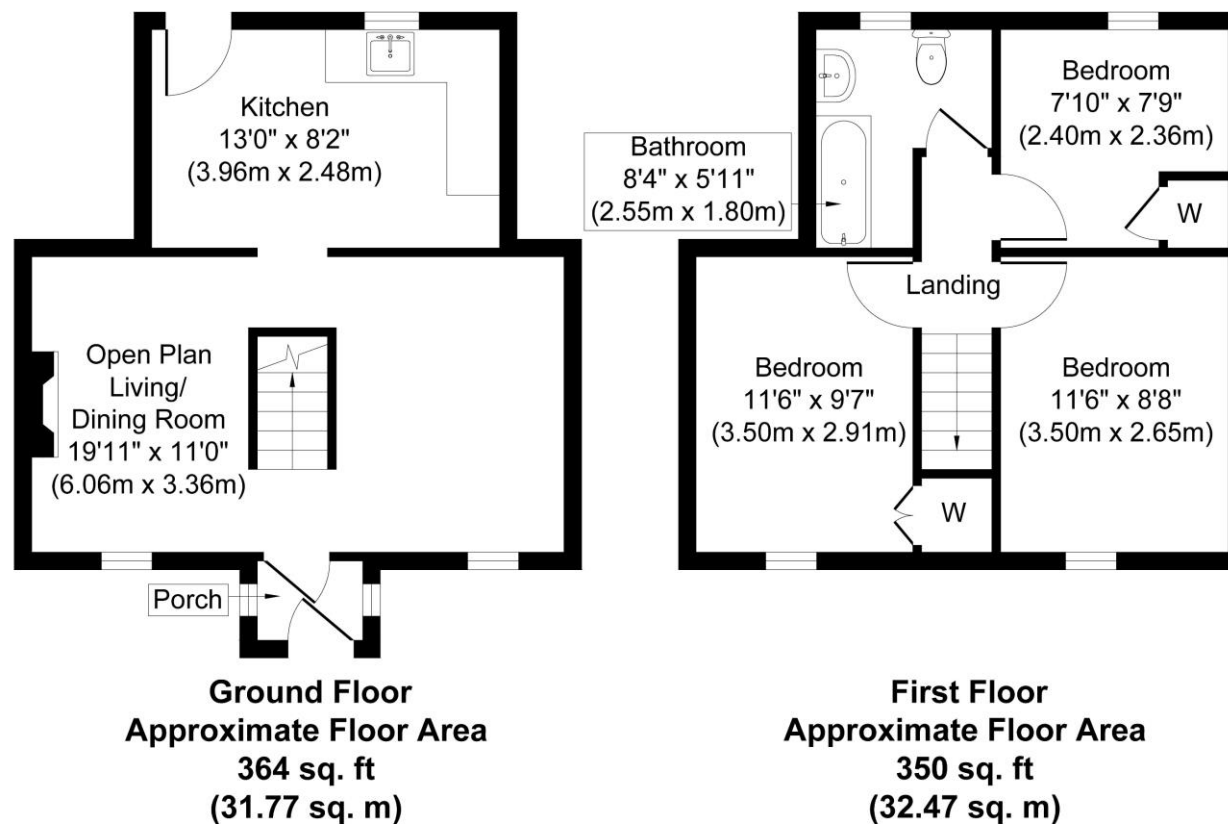
Mains electricity, mains water, mains drainage and mains gas are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Location

Gwinear is a small village between Camborne, Hayle and Praze-an-Beeble. Nearby is a village shop and Post Office at Carnhell Green, whilst a wider range of amenities, including doctors and schooling are to hand in nearby Connor Downs and Praze. The larger towns of Hayle and Camborne cater for virtually every daily need and each has a stop on the Paddington/Penzance railway line. The A30 at Treswithian Downs ensure easy access throughout the County and for those wanting to enjoy the pleasure of the north Cornish coastline, the footpaths and beaches at Gwithian and Godrevy are within a 15 minute drive.

*Gwinear CP School 0.7 miles; Connor Downs 3 miles;  
Hayle/A30 5 miles; Camborne 3.5 miles; Truro 20 miles*

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.  
Tel: 01872 272722 email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

From the A30 at Treswithian Downs follow the signpost for Connor Downs. After passing the Connor Downs village sign, turn left into Gwinear Road and follow the road over the railway crossing and into Carnhell Green. Here turn right and follow the road to Gwinear where the property for sale will be found ½ a mile along on the right hand side with a Lodge & Thomas for sale board.

**what3words**///connector.move.puncture



**Not to scale. For indicative purposes only.**

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