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Reawla, Hayle

## Reawla Hayle Cornwall

Camborne 4 miles | Hayle 4 miles | Gwithian (South Coast) 6 miles | Helston 7 miles | Penzance 12 miles | Falmouth 18 miles | Truro 21 miles | Plymouth 70 miles | Exeter (M5) 102 miles (Distances are approximate)

Hallway | Lounge | Kitchen/diner | Utility room | Four bedrooms – two with en-suites | Family bathroom | Two garages | Gardens and parking

Constructed to the current owner's exacting specification into 2023, this stunning detached house is located on the fringe of the popular village of Reawla and has been designed to offer versatile living accommodation combined with economical running costs using an air source heat pump supplemented by solar panels on the roof.

**£575,000**

**Freehold**



## Property Introduction

The front door opens to a wide and inviting hallway which gives access to a dual-aspect lounge, generous triple aspect kitchen/dining room and there is a home office which could be used as a fifth bedroom if desired. In addition to the utility room which gives access to the integral garage, there is a cloakroom. On the first floor, there is a galleried landing which has doors opening off to four double size bedrooms with the principal bedroom having an en-suite shower room and dressing room, the second bedroom features an en-suite shower room and the family bathroom focusses on a contemporary style suite with a floor mounted slipper bath. There is underfloor heating throughout and the ground floor benefits from Amtico flooring.

In addition to the two garages, there is ample parking and turning to the front adjacent to an enclosed lawned garden whilst to the rear, the garden is also enclosed, largely lawned with a generous decked patio ideal for outside entertaining and easily accessible from the lounge or kitchen/diner.

In summary, this superb property is both individual and versatile and viewing our interactive virtual tour is strongly recommended to appreciate the accommodation on offer.

## Location

The hamlet of Reawla is a desirable residential area and the property is located on the fringe of the village yet convenient for the local bus route and is some four miles from Hayle which is noted for its three miles of golden sandy beaches.

Camborne, the nearest major town, is within a similar distance and here, one will find a wide range of shopping outlets together with a mainline Railway Station which connects with London Paddington and the north of England. In the adjacent village of Camel Green, there is a Post Office and village shop.

There is communal access to the A30 which is the main trunk route out of Cornwall and Cornwall's airport which shows both internal and external flights will be found within 32 miles.

### ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

#### HALLWAY

Enjoying a dual aspect with uPVC triple glazed windows to the front and side. An airy and inviting entrance to the property with stairs to the first floor, Amtico flooring with underfloor heating and spotighting. Vertical panelled doors open off to:-

#### LOUNGE 21' 1" x 12' 5" (6.42m x 3.78m)

Enjoying a dual-aspect with uPVC triple glazed windows to the front and double glazed bi-fold doors opening onto the rear. 'Amtico' flooring with underfloor heating and spotighting. Door to:-

#### KITCHEN/DINER 19' 1" x 18' 3" (5.81m x 5.56m) plus recess

Enjoying a triple-aspect with uPVC triple glazed windows to the side and rear and bi-fold doors opening onto the side. Fitted with a comprehensive range of quality midnight blue units having adjoining square edge working surfaces and incorporating a central island bar with both storage space and suitable as a breakfast bar. Underslung one and a half bowl sink unit with mixer tap, 'Rangemaster' cooker with hob and 'Rangemaster' cooker hood. Integrated fridge and freezer, integrated dishwasher and Amtico flooring with underfloor heating. Inset spotighting.

#### OFFICE 9' 10" x 8' 2" (2.99m x 2.49m)

uPVC triple glazed window to the front. Amtico flooring with underfloor heating and spotighting.

#### WC

Close coupled WC, vanity wash hand basin with mixer tap and half ceramic tiling to walls. Amtico flooring with underfloor heating.

#### UTILITY 8' 2" x 5' 9" (2.49m x 1.75m)

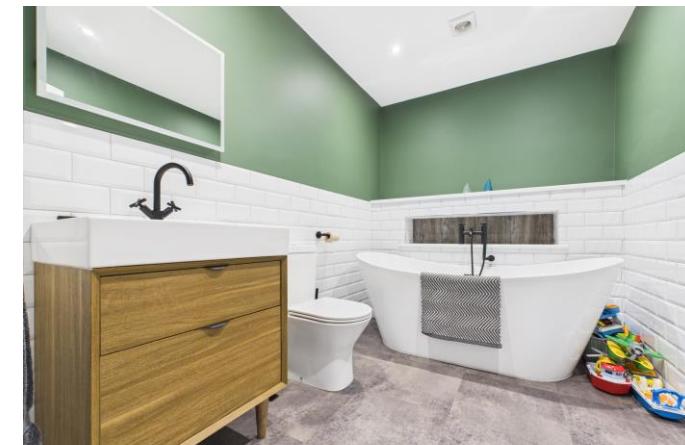
Accessed from the kitchen area with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine and tumble dryer, Amtico flooring with underfloor heating and spotlights. Door to integral garage.

#### FIRST FLOOR LANDING

A central landing with a recessed storage cupboard and with a uPVC double glazed window to the front. Vertical panelled doors open off to:-

#### PRINCIPAL BEDROOM 13' 7" x 12' 6" (4.14m x 3.81m)

uPVC triple glazed window to the front. Underfloor heating and spotlights. Doors to:-



## EN-SUITE SHOWER ROOM

Contemporary in style with a vanity wash hand basin with mixer tap, hidden cistern WC and full length shower enclosure with doorless entry featuring a plumbed rain head shower. Shower panelling to shower enclosure and half ceramic tiling to walls. Electric towel radiator, inset spotighting and underfloor heating.

## WALK-IN WARDROBE/DRESSING ROOM 6' 10" x 4' 6" (2.08m x 1.37m)

Extensive shelving and spotighting.

## BEDROOM TWO 11' 8" x 10' 0" (3.55m x 3.05m)

uPVC triple glazed window to the front. Spotlights and underfloor heating. Door to:-

## EN-SUITE SHOWER ROOM TWO

Wall hung wash hand with mixer tap, hidden cistern WC and a

doorless entry shower enclosure with shower panelling. Half tiled walls, tiled flooring and electric towel radiator. Underfloor heating.

## BEDROOM THREE 11' 7" x 8' 10" (3.53m x 2.69m) maximum measurements

uPVC triple glazed window to the rear. Recessed two-door wardrobe, spotighting and underfloor heating.

## BEDROOM FOUR 11' 7" x 8' 11" (3.53m x 2.72m) maximum measurements

uPVC triple glazed window to the rear. Recessed two-door wardrobe, spotighting and underfloor heating.

## BATHROOM

Contemporary in design with a vanity wash hand basin, close coupled WC and freestanding double end slipper bath with remote fill. Half ceramic tiling to walls, ceramic tiled floor with underfloor heating and electric towel radiator. Spotighting.



## OUTSIDE FRONT

Approached via a shared driveway serving one other property, there is extensive gravelled parking and turning together with an enclosed lawned garden with planted borders. Pedestrian access leads to either side of the property.

## GARAGE ONE 17' 5" x 10' 8" (5.30m x 3.25m)

Folding door to the front. Half glazed composite double glazed door to the rear and spotighting. Door to:-

## GARAGE TWO 17' 6" x 10' 9" (5.33m x 3.27m)

Folding door to the front. uPVC triple glazed windows to the side and rear. Spotighting.

## REAR GARDEN

The rear garden is enclosed, largely lawned with an extensive patio ideal for outside entertaining and has an external water supply.

## SERVICES

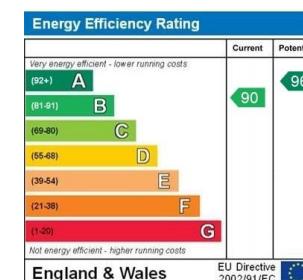
Mains water (metered), mains electricity and mains drainage. It should be noted that the solar panels on the roof are owned by the property.

## AGENT'S NOTE

The Council Tax Band for this property is Band 'E'.

## DIRECTIONS

From Camborne Police Station, head out of town and take the third turning on the right towards Barripper and Carnhell Green, continue through Barripper on into Carnell Green and carry straight through the village into Wall and after leaving Wall, you will enter the hamlet of Reawla and at the end of the hamlet, the property will be identified on the left-hand side by a 'For Sale' board. If using What3words: comedy.thinkful.grand





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01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

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- Architect designed detached house
- Four double bedrooms (two with en-suites)
- Generous kitchen dining room
- Home office/bedroom five
- First floor family bathroom
- Utility room
- Integral garaging
- Amtico flooring to ground floor
- Air source heating with underfloor heating on all floors
- Ample parking and enclosed gardens

