



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Rosewarne Road, Gwinear, Hayle

## Guide Price £240,000

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As you pull up on the driveway, the property makes a great first impression. A traditional Cornish build, it combines exposed granite with whitewashed walls, all framed by the garden's mature trees and greenery – for us, this captures the timeless idea of Cornish country living. Inside, the kitchen is fitted with a sleek range of high-gloss cabinets and complementary work surfaces, with a window that looks out over the garden — the kind of view that makes even the washing up a pleasure. The adjoining dining room is full of character, featuring whitewashed granite walls and beamed ceilings, creating a fabulous space for entertaining or enjoying family meals. The living room is generously sized and equally rich in character, with a southerly facing window that fills the space with natural light throughout the day. Also on the ground floor is a beautifully remodelled bathroom, finished to a high standard with a modern white suite including a dual flush WC, hand basin, bath, and a separate shower cubicle with electric shower. Upstairs are two lovely bedrooms, with the front bedroom enjoying a bright, sunny southerly aspect. Outside, the gardens are of a generous size and brimming with potential for a keen gardener, already featuring a variety of mature plants and shrubs.



## KEY FEATURES

- Gorgeous character cottage
- Beautifully renovated throughout
  - End of terrace
  - Two bedrooms
  - Stunning kitchen
- Contemporary bathroom
  - Lovely features
  - Generous garden
  - Off Street parking
- Has to be seen to be appreciated





The Location - Situated in the parish of Gwinear-Gwithian, near Reawla, the quaint locale of Wall offers the best of both worlds with its serene, semi-rural ambiance and central location. With the bustling towns of Hayle, Camborne, Penzance, and Helston all close by, Wall provides easy commuting access to urban amenities while maintaining its tranquil charm. A short, scenic drive brings you to the picturesque shores of Gwithian beach, where the golden sands and refreshing sea breeze invite relaxation and adventure alike. Its proximity to the A30 ensures convenient commuting options, and Newquay Airport is just a 45-minute drive away, making international travel a breeze.

Driving distances (according to Google)

- Camborne – 8 minutes (3.2 miles)
- Gwithian Beach – 9 minutes (4.2 miles)
- Hayle – 11 minutes (5.1 miles)
- Helston – 16 minutes (8.1 miles)
- Penzance – 25 minutes (13.1 miles)

Useful Information - Local Authority: Cornwall Council

Council Tax Band: B (with effect 1 April 1993)

EPC: 50E (valid until 25 June 2035, potential 74C)

Construction: Stone & Rendered Stone Elevations

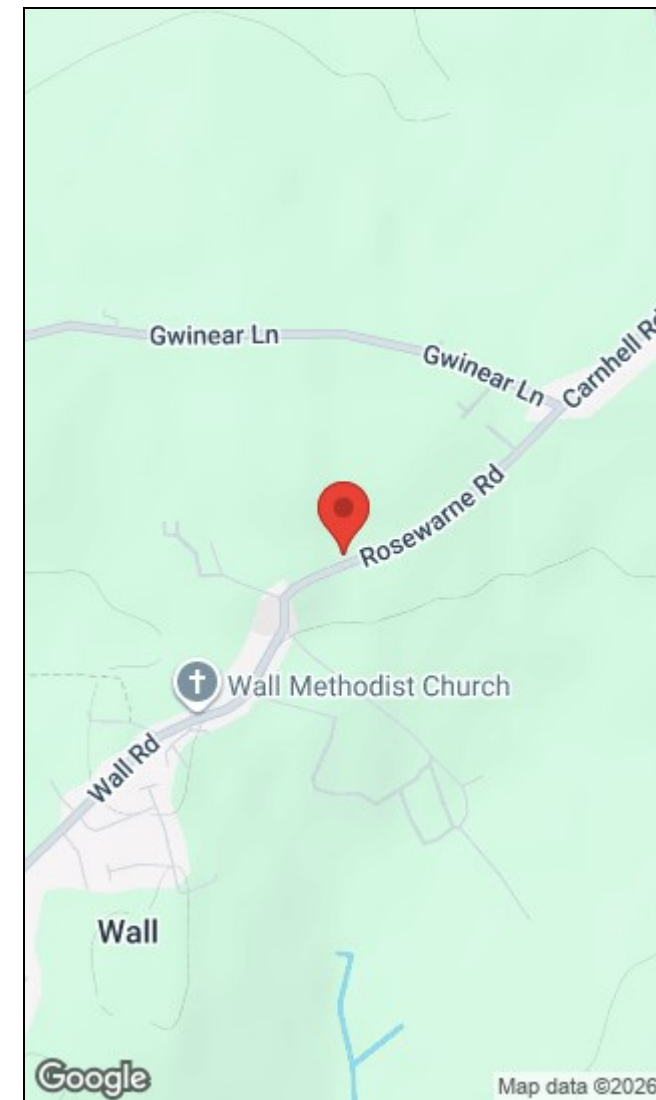
Mobile Signal: Ofcom Mobile Checker suggests EE, 02, Three, & Vodafone likely have good outdoor coverage at this address, you may be able to get limited indoor coverage

Broadband: Ofcom Broadband Checker suggests Superfast broadband with download speed of up to 57 Mbps and uploaded speeds up to 10 Mbps may be available at this address

Services: Mains electricity, water, and drainage

Heating: Electric

Conservation Area: Not according to Cornwall Council Interactive Maps



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating: Current 50E, Potential 74C

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