



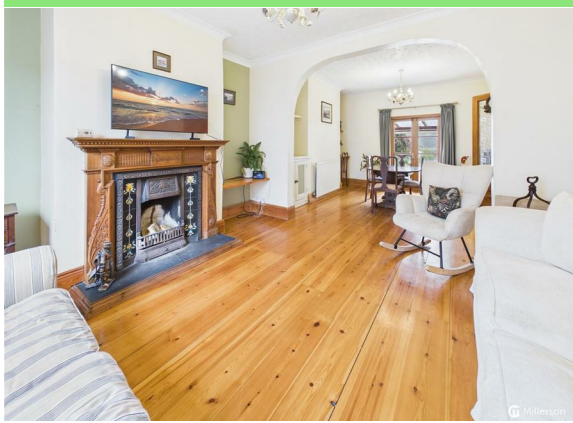
# Mount Pleasant

## Hayle

### TR27 4LD

Asking Price £260,000

- ATTRACTIVE THREE-BEDROOM TERRACED HOUSE WITH A WEALTH OF CHARACTER AND CHARM
- GENEROUS LOUNGE/DINING ROOM WITH BEAUTIFUL WOODEN FLOORING AND ORNATE FIREPLACE
- IMPRESSIVE ARCHWAY CREATING A WONDERFUL SENSE OF SPACE AND FLOW
- GLAZED DOORS LEADING INTO A BRIGHT AND VERSATILE SUN ROOM
- TRADITIONAL-STYLE KITCHEN WITH WOODEN UNITS AND MARBLE WORK SURFACES
- SPACIOUS BATHROOM WITH BOTH A BATH AND SEPARATE SHOWER CUBICLE
- GAS CENTRAL HEATING AND PARTIAL DOUBLE GLAZING
- DELIGHTFUL ENCLOSED REAR GARDEN WITH MATURE PLANTING, LAWN AND COVERED PERGOLA SEATING AREA
- TWO USEFUL STORAGE OUTBUILDINGS AND A PRIVATE, ESTABLISHED GARDEN PROVIDING AN IDEAL SPACE FOR RELAXING AND ENTERTAINING
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1062.00 sq ft



3



1



2



D60

#### PROPERTY DESCRIPTION

A charming three-bedroom terraced house with an appealing blend of period character and comfortable living. The generously proportioned lounge/dining room provides a lovely focal point with its ornate original-style fireplace, exposed wooden flooring and attractive wide archway leading through to the dining area. Glazed doors open into a sun room, creating a light and versatile additional space with views and access towards the garden. The kitchen has a traditional feel with its wooden units, marble work surfaces and tiled floor while the good-sized bathroom is particularly well appointed with both a bath and separate shower cubicle. Gas central heating and partial double glazing are also installed. To the rear, the enclosed garden is a real feature of the property, offering a surprisingly private and established outdoor space with areas of lawn, well-stocked borders, mature shrubs and a variety of colourful plants. A covered pergola creates an excellent sheltered seating area, perfect for relaxing or entertaining during the warmer months, while two useful storage outbuildings provide valuable additional space. Overall, this is a characterful and welcoming home with generous living accommodation and an attractive, well-established rear garden.

#### LOCATION

Mount Pleasant is situated in a popular residential area of Hayle, a thriving coastal town ideally placed on the north Cornish coast. Hayle offers a good range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities and local services, with further shopping and entertainment available in nearby St Ives and Penzance. The town is particularly renowned for its beautiful coastline, with approximately three miles of golden sandy beaches stretching from the Hayle Estuary towards Gwithian and Godrevy, providing excellent opportunities for swimming, surfing, walking and enjoying the spectacular coastal scenery. The Hayle Estuary itself is a haven for wildlife and forms part of an important nature reserve. Hayle is also exceptionally well placed for travel, with easy access to the A30 providing convenient connections throughout Cornwall, while Hayle railway station offers mainline services towards Penzance and beyond. St Erth is also nearby, providing connections to the scenic St Ives Bay Line, making St Ives and the surrounding coastline readily accessible without the need to drive.

#### ACCOMMODATION

##### ENTRANCE VESTIBULE

Mosaic tiled floor. Wooden dado rail and skirtings. Coat hanging space. Half obscure glazed wooden door into....

##### ENTRANCE HALLWAY

Stairs to first floor. Understairs storage cupboard. Mosaic tiled floor. Wooden dado rail and skirtings. Radiator. Door to kitchen and door to....

##### LOUNGE/DINING ROOM

A light and spacious room with wooden flooring throughout and wooden skirtings.

LOUNGE AREA - Wooden window to front. Ornate wooden surround open fireplace with tiled surround and mantle over standing on a stone hearth. Recesses to either side. Wide archway through to....

DINING AREA - Wooden glazed doors opening into sun room. Radiator. Recesses with storage and shelving.

##### KITCHEN

Double glazed window overlooking rear patio. Wooden stable door into sun room. Fitted with a range of wooden wall, base and drawers units marble work surfaces over. Inset sink unit and drainer with mixer tap over. Tiled surrounds. Space freestanding cooker.

Space for under counter fridge, freezer and dishwasher. Space for small table and chairs. Radiator.

##### SUN ROOM

Sliding double glazed door to rear garden. Steps up to multi paned doors into dining area. Polycarbonate roof. Tiled floor.

##### FIRST FLOOR

##### HALF LANDING

Steps up to....

##### BATHROOM

A spacious bathroom with obscure double glazed windows to rear. Panelled bath with tiled surround and shelving to one end with useful storage under. Separate glazed shower cubicle with electric shower and tiled surrounds. Pedestal wash hand basin. Low level WC. Radiator. Vinyl flooring.

##### LANDING

Cupboard housing gas boiler. Doors to bedrooms.

##### BEDROOM 1

Wooden window to front. Fitted over bed storage cupboards with wardrobe space to either side. Radiator.

##### BEDROOM 2

Double glazed window overlooking rear garden with deep wooden sill. Radiator.

##### BEDROOM 3

Wooden window to front. Radiator.

##### OUTSIDE

##### FRONT

The property is approached via a wrought iron gate into an attractive courtyard.

##### REAR

A particularly attractive feature of the property is the fully enclosed rear garden, providing a private and versatile outdoor space with a lovely established feel. The garden is thoughtfully laid out with a combination of lawn, well-stocked borders, mature planting and productive garden beds, together with a paved pathway leading through the garden. The enclosed nature of the garden makes it a wonderful space for relaxing, entertaining and enjoying the outdoors in peace and privacy.

A covered seating area provides an excellent sheltered spot for outdoor dining and entertaining, while the garden enjoys a good degree of seclusion. To the rear is a useful garden outhouse, suitable for housing a washing machine and providing additional utility/storage space, together with a separate garden workshop, ideal for hobbies, gardening equipment or further storage.

Overall, the rear garden is a genuine extension of the living accommodation and a real feature of the property, offering considerable versatility and charm.

##### SERVICES

Mains Gas, Electricity, Water and Drainage. The gas boiler is located in a cupboard on the landing. The chimney is swept yearly and the gas boiler is serviced annually.

##### DIRECTIONS

From our Hayle office turn right and proceed along Fore Street onto Commercial Road. At



the monument turn left onto Chapel Hill and take the first right onto Mount Pleasant. The property will be found on the right hand side indicated by a Millerson for sale board.

### MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: D

The building

Mid-terrace house, standard construction

3 bedrooms, 1 bathroom, 2 receptions

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing and open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: None

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

In the HAYLE conservation area (per [planning.data.gov.uk](https://planning.data.gov.uk); confirm via the local authority search).

No tree preservation order

Non-coal mining area: yes

All information is provided without warranty. Contains HM Land Registry data

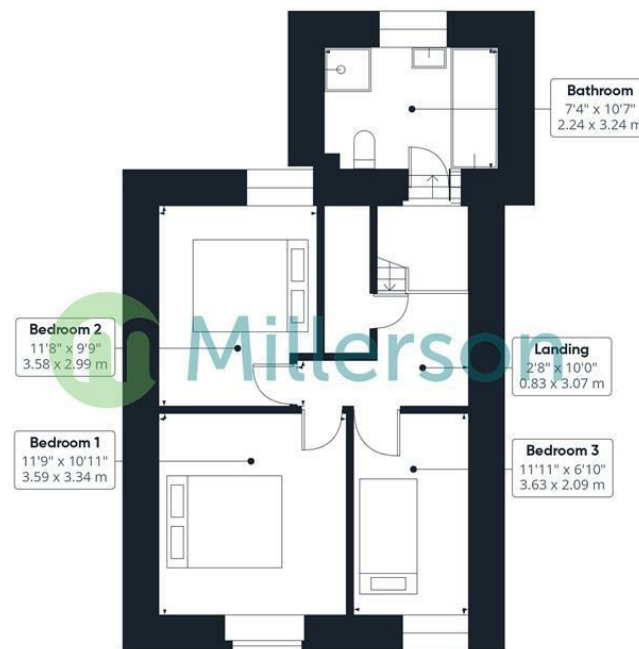
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
1062 ft<sup>2</sup>  
98.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

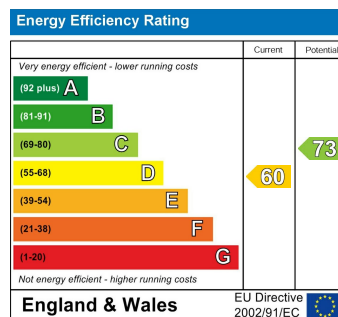
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