



Back Lane
Angarrack
Hayle
TR27 5JE

Asking Price £375,000

- FOUR BEDROOM SEMI DETACHED COTTAGE
- POPULAR VILLAGE LOCATION
 - RURAL VIEWS
 - LARGE GARAGE
 - AMPLE PARKING
- LANDSCAPED GARDENS
- GOOD SIZED LIVING ACCOMMODATION
- INTERNAL VIEWING A MUST!
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1479.00 sq ft



4



2



2



E50

Summary

A spacious, four bedroom semi detached cottage requiring some updating, situated in a quiet, tucked away location within the sought after village of Angarrack. The village is famed for its Christmas lights, local Inn and imposing granite viaduct.

The accommodation briefly comprises kitchen, bathroom, large dining room, separate lounge, a useful office/study. The first floor comprises, four bedrooms, and a shower room.

Outside there is lawned garden to the front, whilst to the side there is a raised garden with paved patio area providing ample space for alfresco dining and offering far reaching rural views.

A driveway provides offroad parking plus there is an additional parking space for one car. There is the added benefit of a large detached garage/workshop.

An internal viewing of this delightful property is urged at your earliest convenience.

Front door leading into...

OFFICE / STUDY

13'4 x 9'7 (maximum including stairs) (4.06m x 2.92m (maximum including stairs))

Wooden parquet flooring, beamed ceiling, pine tongue and grove wooden panel walls, radiator, built in cupboard housing electric consumer unit, double glazed window to the side, staircase leading up to first floor level.

Door into...

LOUNGE

15'11 x 11'5 (4.85m x 3.48m)

Fitted carpet, double glazed window to the rear, slate fireplace with wooden mantle over, electric coal effect fire, recess to either side, wall lights, ceiling mounted spot lights.

Glazed double doors leading into...

DINING ROOM

21' x 9'7 (6.40m x 2.92m)

A most spacious dining room, with fitted carpet, radiator, bow window to the front, sloping ceiling, inset spot lights, recess with built in cupboard and fitted shelving, glass mirror.

Door into...

KITCHEN

12'2 x 10'8 (maximum measurement) (3.71m x 3.25m (maximum measurement))

Fitted with a range of shaker style base and wall mounted kitchen units with roll top work surface over, stainless steel sink and drainer with mixer tap, tiled splash back, double glazed window to

the side with views of the viaduct.

Space for freestanding cooker, with extractor above, tiled splash back, ceiling mounted spot lights, space for fridge freezer, dishwasher and washing machine. Double glazed window to the front, space for table and chairs.

Door to...

REAR LOBBY

Tiled flooring, recess housing oil fired boiler, built in cupboard, door to rear and door into...

BATHROOM

8'6 x 6'7 (2.59m x 2.01m)

Fitted with a panel enclosed bath, mixer tap with shower head attachment, tiled surround, wall mounted extractor fan, inset ceiling spot lights, obscured double glazed window to the side, low level w/c, bidet, wash hand basin, with vanity unit below, tiled splash back, radiator, cupboard housing hot water cylinder, tiled flooring.

From the office/study room, a staircase leads up to...

FIRST FLOOR LANDING

A split level landing with fitted carpet, double glazed window to the rear, sloping beamed ceiling, built in cupboard, door into...

BEDROOM 1

12'9 x 10'2 (3.89m x 3.10m)

Fitted carpet, double glazed window to the front with delightful distant rural views, sloping ceiling, built in wardrobe, radiator.



BEDROOM 2

11'7 x 9'8 (maximum including wardrobe) (3.53m x 2.95m (maximum including wardrobe))

Fitted carpet, Radiator, double glazed window to the front with rural views, beamed ceiling, part sloping ceiling, built in wardrobe.

BEDROOM 3

9'8 x 9'8 (2.95m x 2.95m)

Fitted carpet, built in cupboard, double glazed window to the front, part sloping ceiling, loft hatch, built in wardrobe and cupboard.

BEDROOM 4

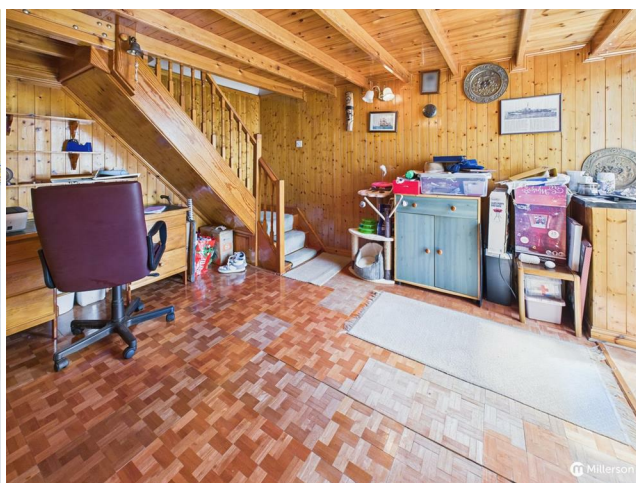
9'9 x 5'1 (2.97m x 1.55m)

Fitted carpet, radiator, double glazed window to the front, beamed ceiling, loft hatch.

SHOWER ROOM

7'0 x 6'5 (maximum including shower) (2.13m x 1.96m (maximum including shower))

Fitted carpet, shower cubicle with sliding glass door, electric shower, obscured double glazed window to the rear, wash hand basin with vanity unit below, low level w/c, bidet, loft hatch.



GARAGE

15'9 x 12'6 (4.80m x 3.81m)

A good sized detached garage with wooden sliding doors to the front, pitched roof, window to the side, pedestrian door to the side, power and light connected.



Back Lane, Angarrack, Hayle, TR27 5JE

OUTSIDE

The property is accessed via a driveway, providing offroad parking for up to two cars. There is an additional parking space directly in front of the property for one car.

To the side of the driveway steps lead up to a good sized paved patio area with space for table and chairs enclosed by walling and hedging.

There are steps up to a timber covered seating area offering delightful far reaching rural views.

Flower bed borders, apple trees, steps down to a footpath and garden area, laid to lawn offering delightful rural and viaduct views.

Gated access to front garden which is laid to lawn, with timber fencing, steps up to a paved pathway leading to the front door.

REAR

To the rear of the property is a raised feature pond with water fall feature, enclosed courtyard style garden, enclosed by walling, block built shed housing oil tank.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Double glazing

Broadband: ADSL copper wire





Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Garage, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

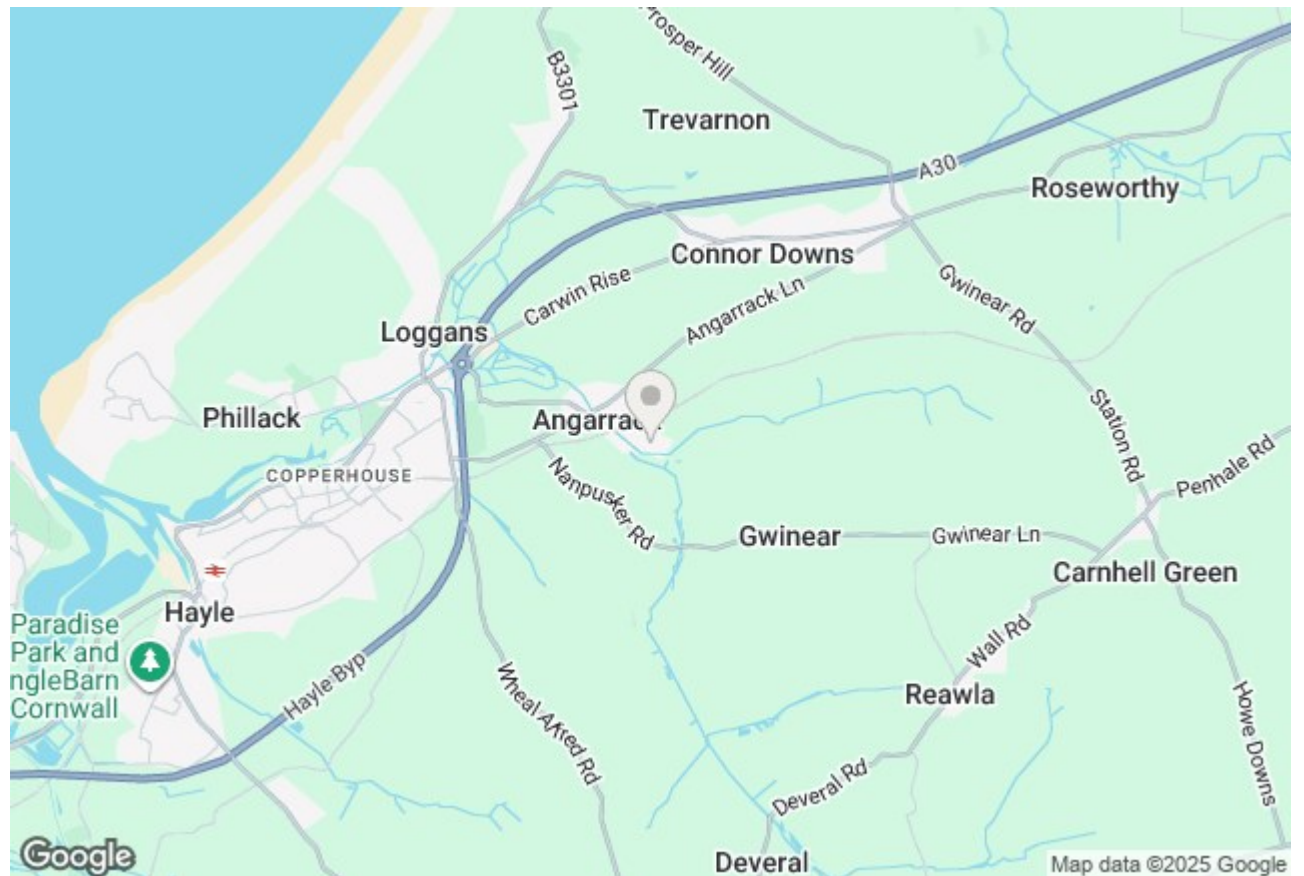
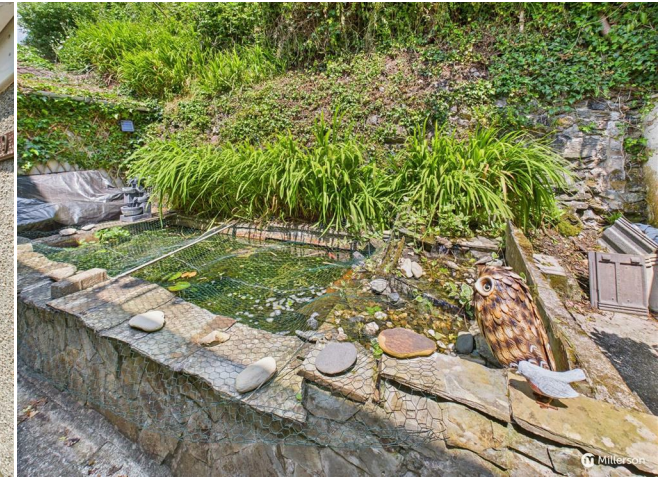
Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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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.



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

Here To Help

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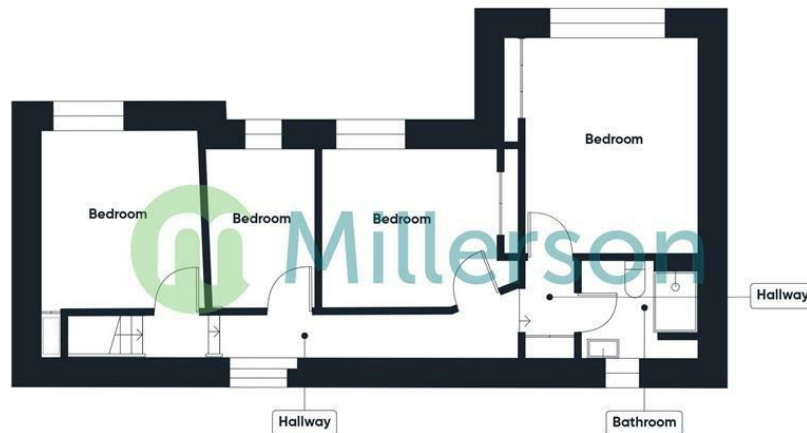
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1479 ft²

137.6 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 50 | 73 |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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