Station Hill

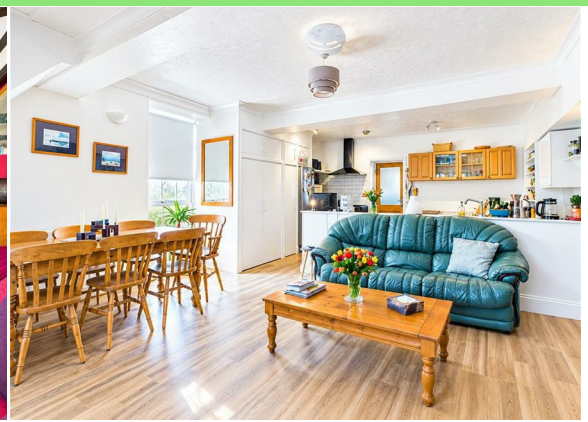
Hayle

TR27 4NG

Offers In The Region Of £375,000

- THREE BEDROOM HOUSE WITH A TWO BEDROOM SELF CONTAINED ANNEXE
- CENTRALLY LOCATED WITHIN HAYLE
- CLOSE TO TRANSPORT LINKS AND LOCAL AMENITIES
- ORIGINAL CHARACTER FEATURES
- SPACIOUS LOUNGE WITH VAULTED CEILING
- LARGE ROOF TERRACE
- DOUBLE GARAGE AND OFFROAD PARKING
- A RARE OPPORTUNITY
- A MUST SEE PROPERTY!
- SCAN QR FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - C

Floor Area - 2513.00 sq ft


5


2


2


E47

PROPERTY DESCRIPTION

Centrally located within Hayle, and well place for all of the local amenities and transport links is this most spacious, three bedroom (main house) former bakery with many character features with the added benefit of a two bedroom attached annexe providing useful additional accommodation for a dependent relative or for anyone looking to derive an income through letting the property.

The well presented accommodation briefly comprises, open plan lounge/kitchen/diner, with access from this room to the integral garage and self contained annexe.
The first floor comprises, a most spacious living room with vaulted ceiling and exposed beams, with access onto a large roof terrace. There are three bedrooms and a family bathroom and access to good sized attic space.
The attached annexe briefly comprises, open plan lounge/kitchen/diner with access to an enclosed balcony. There are two bedrooms and a shower room.
Outside there is off road parking and a spacious garage to the side of the property. To the rear there is an enclosed courtyard style garden.

LOCATION

Hayle has a rich industrial history, located on the north coast with three miles of glorious sandy beaches. It has a picturesque Harbour and is known for birdwatching. The town has a scenic Railway and is close to popular tourist spots like St Ives and Penzance. Hayle also has a thriving arts scene and holds an annual carnival and regatta.
The town offers a wide mix of independent shops, cafes, bars and restaurants and is well place for local transport links and offers easy access to the main A30.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by Lidar)

Entrance door opening into...

ENTRANCE VESTIBULE

Vinyl flooring, entrance matting, space for coats and shoes, obscured glazed door with obscured glazed side window.

OPEN PLAN LOUNGE/KITCHEN/DINER

Vinyl flooring, two wall lights, obscured double glazed window to the side, space for table and chairs, part sloping ceiling, obscured glazed door to rear with staircase leading to first floor level.
Two built in cupboards.
KITCHEN- Fitted with a range of shaker style base and wall mounted units with work surfacing over, stainless steel one and half bowl sink and drainer with mixer tap, ceiling mounted and inset spot lights. Glass display cabinet, radiator, space for dishwasher, built in shelving, freestanding Range style cooker. tiled splash back and extractor above. Recess storage areas to the side, door into integral garage.
From the lounge, a door leads into...

ANNEXE

OPEN PLAN LOUNGE KITCHEN DINER

LOUNGE / DINER- fitted carpet, feature ships mast ceiling support, radiator.
KITCHEN- attractively fitted with shaker style base units with wood block work surfacing over, undercounter stainless steel sink with mixer tap, tiled splash back, double glazed window to the rear. Space for freestanding cooker, feature exposed granite walls, ceiling mounted spot lights, vinyl flooring, space for fridge, door to the rear.

SHOWER ROOM

Large shower cubicle with tiled surround, mains fed shower, inset ceiling spot lights, low level w/c with push button flush, pedestal wash hand basin with monobloc tap, tiled splash back, radiator, vinyl flooring, double glazed window to the rear with deep window sill, ceiling mounted spot lighting.

Off the living area, access leads into...

INNER HALLWAY

Fitted carpet, radiator, step up to front door, and door into...

BEDROOM

Fitted carpet, double glazed window to the front, radiator,

.

Off the lounge, door into...

BEDROOM 2

Fitted carpet, double glazed to the front, radiator, feature ships mast ceiling beam.

. .

Access from the kitchen leads to...

OUTSIDE

Wooden decking with space for small table and chairs, external plug sockets.

. . .

From the main house, carpeted stairs with circular window to the side leads up to...

LIVING ROOM

A most spacious living room with vaulted ceiling, exposed beams, radiator, fitted carpets, two double glazed windows to the front, double glazed window to the rear. Double glazed door to the rear leading out onto a large roof terrace with metal hand rail and balustrade, enjoying roof top views and delightful views of the railway viaduct, outside power points.
From the living room, an obscured glazed door leads into...

INNER HALLWAY.

Fitted carpet, loft access which provides useful storage space, with window to the rear enjoying roof top views across Hayle.

BEDROOM 1

Fitted carpet, double glazed window to the rear, radiator, wash hand basin with mirror and light above. Built in wardrobe with mirrored glass doors.

BEDROOM 2.

Fitted carpet, double glazed window to the front, wash hand basin, with mixer tap, radiator.

BEDROOM 3

Fitted carpet, radiator, double glazed window to the front.

BATHROOM

Shower cubicle with glass door and side screen, electric shower. Corner spa bath with mixer tap, tiled walls, vinyl flooring, with step up, pedestal wash hand basin with mixer tap, concealed cistern w/c, obscured double glazed window to the rear.

. . . .

Access from the kitchen opens up to steps which lead down to...

INTEGRAL GARAGE

Metal up and over door, space and plumbing for a washing machine, and tumble drier, chest freezer. Velux roof light, exposed beams and useful storage area.
Window to the rear, door leading to the garden, wall mounted boiler, door leading to...

W/C

Low level w/c, corner wash hand basin, vinyl flooring, obscured double glazed window to the rear.

OUTSIDE.

Accessed via the garage and via side gate, leads to a courtyard style garden area with paved and red brick flooring. Raised flower bed with slate chippings. Space for table and chairs, gated access to the side. To the front of the property is a gravelled driveway which provides parking, there is a pedestrian right of way across this area.







DIRECTIONS

From our Hayle office, turn right along Fore Street, heading onto Commercial Road, continue along this road into Hayle Terrace, go past the Royal Standard Inn and go along Penpol Terrace, take the second turning on your left after the railway viaduct and onto Station Hill. The property will soon be seen on your left hand side.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: The driveway is a public right of way for pedestrians
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: Yes
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.



Approximate total area(1)

2513 ft²

233.5 m²

Balconies and terraces

271 ft²

25.2 m²

Reduced headroom

7 ft²

0.7 m²

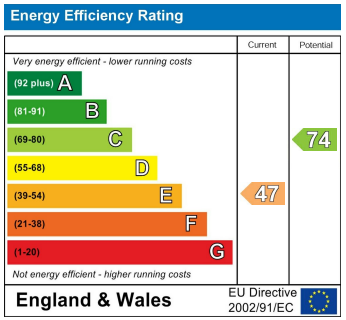
(1) Excluding balconies and terraces

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



Needing To Sell?

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

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Contact Us On The Details Below To Arrange A Valuation

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