

# Ventonleague Hill

Hayle

TR27 4EH

Price Guide £315,000

- THREE DOUBLE BEDROOMS
- BESPOKE, HIGH QUALITY FITTINGS AND FURNITURE THROUGHOUT
- WONDERFUL FAR REACHING COUNTRYSIDE VIEWS
  - OFF STREET PARKING
- PERFECT FOR GROWING FAMILIES
  - SUNNY ASPECT GARDEN
  - OPEN PLAN LIVING
- SHORT DISTANCE TO SCHOOLS, SHOPS AND PARKS
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 834.00 sq ft



### Property Description

Positioned within the desirable and picturesque area of Ventonleague Hill in Hayle, this beautifully presented three-bedroom semi-detached house offers the perfect blend of comfort, character, and modern style. Spanning approximately 834 sq ft, this thoughtfully designed home is ideal for families, first-time buyers, or anyone seeking a quality living space in one of Cornwall's most attractive locations.

Step inside to discover a warm and welcoming reception room, perfect for both relaxation and entertaining. The interiors have been tastefully enhanced with the stylish and luxurious use of natural wood finishes, including elegant Ash and Oak detailing throughout — adding a timeless sense of quality and sophistication.

At the heart of the home lies the stylish kitchen, beautifully fitted with rippling Ash cupboards and Oak worksurfaces that showcase craftsmanship and design flair. This space seamlessly blends practicality and aesthetic appeal, offering an inspiring environment for cooking, gathering, and everyday living.

The home features three generously sized bedrooms, providing ample space for family life, guests, or a dedicated home office. A well-appointed bathroom caters to the needs of modern living with both comfort and functionality.

Outside, the property benefits from off-street parking for one vehicle, with the potential to create an additional parking space — a valuable feature for growing households.

Set within the scenic and friendly community of Hayle, the home is perfectly positioned to enjoy Cornwall's stunning landscapes, beaches, and local amenities — all while being part of a peaceful residential setting.

This charming and carefully finished home on Ventonleague Hill presents a rare opportunity to own a property that combines natural elegance with everyday practicality. With its quality finishes, welcoming atmosphere, and scope for further enhancement, it is sure to attract wide interest.

Early viewing is highly recommended.

### Location

Ventonleague Hill in Hayle is a quiet, well-established area with a peaceful atmosphere and a strong sense of community. Its location close to the town centre makes it particularly appealing to families, offering easy access to well-regarded schools such as Penpol School and Bodriggy Academy. The area is within walking distance of a variety of amenities, including supermarkets, local shops, cafés, and healthcare facilities. Nearby, Hayle's Foundry and Copperhouse districts offer an excellent mix of independent stores, bakeries, and eateries, while larger retailers and services are available at West Cornwall Shopping Park. With scenic walks along the nearby estuary, easy access to stunning beaches like Hayle Towans, and a lively local food scene, Ventonleague Hill is not to be missed for those seeking both convenience and coastal charm in a welcoming community.

### Ground Floor

Double glazed UPVC door leading into:

### Porch

Fully double glazed. Polycarbonate roof. Tiled flooring. Skirting.

UPVC double glazed frosted door leading into:

### Entrance Hallway

Skimmed ceiling. Understairs storage drawers. Radiator. Engineered Oak flooring. Skirting. Doors leading to:

### Living Room

Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Carbon monoxide.

Woodburning stove with Cornish Oak mantlepiece. Vertical column radiator. Ample power sockets. Engineered Oak flooring. Skirting. Solid Oak door.

Opening leading through to:

### Kitchen / Diner

Double glazed window to the rear aspect enjoying Cornish countryside views and another to the front aspect in the dining area. Skimmed ceiling. Consumer unit and electric meter housed. Smoke sensor. Combination boiler. Range of wall and base bespoke, luxury, individual Ash wood fitted units with solid Oak wooden worksurfaces and tiled splashbacks. Integrated Belfast sink with ceramic drainer and mixer tap, plus fridge/freezer and dishwasher. Freestanding Stoves three oven/grill cooker with five ring gas hob and extractor hood above. Ample power sockets. Space and plumbing for washing machine. Built in wooden dining benches with storage beneath. Engineered Oak flooring. Skirting.

UPVC double glazed, frosted door leading out to the rear garden.

### Bathroom

Double glazed frosted window to the rear aspect. Skimmed ceiling. Extractor fan. Fully tiled. Bespoke, individual Ash wood designed units and cupboard. Bath with shower over. Wash basin with mixer tap. W/C with push flush. All bathroom fittings are brushed brass. Full size heated towel radiator. Tiled flooring. Solid Oak door.

### First Floor

Landing - Double glazed window to the rear aspect enjoying countryside views. Skimmed ceiling. Smoke sensor. Loft hatch. Radiator. Carpeted flooring. Skirting.

Storage cupboard with built in shelving and radiator.

Doors leading to:

### Bedroom One

Double glazed window to the front aspect. Skimmed ceiling. Ample power sockets. Wardrobes are freestanding and available separate to negotiation). Radiator. Carpeted flooring. Skirting. Solid Oak door.

### Bedroom Two

Double glazed window to the front aspect. Skimmed ceiling. Ample power sockets. Radiator. Carpeted flooring. Skirting. Solid Oak door.

### Bedroom Three

Double glazed window to the rear aspect enjoying countryside views. Skimmed ceiling. Ample power sockets. Radiator. Carpeted flooring. Skirting. Solid Oak door.

### Outside

To the Front - Fully stocked raised flower beds. Space for storing recycling bags and waste bins.

To the Rear - A sunny aspect garden with a combination of lawn and patio areas - ideal for hosting and entertaining. Raised, fully stocked flower beds with mature plants. Wall mounted tap. Timber wooden shed. Views across the Cornish countryside. Side access.

### Parking

There is one allocated, off street, driveway parking space with the potential to create more plus ample, unrestricted, on street parking situated close by should this be required.

### Services

The property is connected to mains gas, electricity, water and drainage. The combination boiler is housed within the kitchen and is serviced yearly with supporting documentation. It falls within Council Tax Band C. The property tenure is freehold.



### Directions

From the Millerson Hayle office proceed along Fore Street towards the Lidl roundabout. Go past the Texaco garage on the right hand side and then take the second right hand turn, just before the traffic lights, on to Caroline Row. Proceed to the top and turn left onto Ventonleague Hill. The property will then be located on your left hand side and clearly identifiable with a round Millerson FOR SALE board. A member of the team will be there to meet you.

### Material Information

Verified Material Information

Council Tax band: C  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard construction  
 Energy Performance rating: D  
 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 and Wood burner  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good  
 Parking: Driveway, Off Street, and Private  
 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.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
834 ft<sup>2</sup>  
77.6 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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.

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## 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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Cornwall  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	