



Churchtown Road  
Phillack  
Hayle  
TR27 5AE  
Asking Price £195,000

- NO ONWARD CHAIN
- CHARACTER COTTAGE
  - PARKING SPACE
- SOUTH FACING GARDEN
- CLOSE TO LOCAL PUB
- WALKING DISTANCE TO BEACH
  - TWO BEDROOMS
- WALKING DISTANCE TO HAYLE POOL
  - LOUNGE/DINER
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 535.00 sq ft



#### PROPERTY

A lovely character cottage with accommodation that briefly comprises entrance porch, lounge/diner, kitchen, and on the first floor is landing, two bedrooms with views out over Copperhouse Pool. The cottage has a great deal of character with slate flooring on the ground flooring, double glazed small paned windows and to the front a lovely south facing garden and a parking space.

#### LOCATION

Phillack is a picturesque hamlet on the edge of Hayle, just a short walk from the Towans' sandy beaches with views towards Carbis Bay and St Ives. It's home to the historic Bucket of Blood pub and near Copperhouse Pool's riverside walks. Families benefit from strong local schools, including Penpol School, Bodriggy Academy, Connor Downs Academy, Hayle Academy, and The Cornwall Independent School. Transport links are excellent, with Hayle railway station offering hourly direct trains to Truro in around 25 minutes, frequent bus services (T1, T2, 15) under Cornwall's low-fare Tap & Cap system, and private transfers available to airports and nearby attractions.

#### ACCOMMODATION COMPRISES

All dimensions are approximate and measured by LIDAR.

#### ENTRANCE PORCH

Half glazed double glazed door opening into porch with slate flooring, double glazed window to front, part double glazed door opening into the:

#### LOUNGE/DINER

With slate flooring, double glazed window to front aspect and view down to Copper House Pool, window seat, stairs to first floor, wall mounted consumer box, alcoves, various power points, wall mounted electric room heater, doorway leading into:

#### KITCHEN

With modern cottage style kitchen with various base and wall units, solid wood work tops, slate tiled flooring, built in oven and four ring hob over, stainless Steel extractor hood over, plumbing for washing machine and dish washer, space for fridge, ceramic one and a half bowl sink unit with mixer taps, wall mounted electric room heater, double glazed window to rear aspect, tiled splash backs and various power points, inset spot lights.

#### LANDING

With build in cupboards and airing cupboard with build in immersion tank.

#### BEDROOM ONE

Double glazed window to front aspect, two wall lights, wall mounted electric heater.

#### BEDROOM TWO

Double glazed window to front aspect with views down to Copper House Pool, wall light point, wall mounted electric room heater.

#### BATHROOM

With wood panelling to Dado rail height, panelled bath with tiled panel, shower scree, electric shower over, ladder style electric towel rail, pedestal wash basin, close coupled WC, double glazed window to rear aspect, extractor fan.

#### OUTSIDE

To the front is a parking space leading up to the south facing garden with lawn area, flower beds and views out towards Copper House Pool.

#### SERVICES

Mains Water, Electricity, water. Council Tax band 'A' Immersion tank on landing.

#### AGENTS NOTE

There is very limited access to the rear extension, which is built into a bank; therefore, specialist building skills may be required to address this issue. Please enquire further for more information.

#### DIRECTIONS

From the centre of Hayle, proceed out East, once past Julian Foye furnishers, turn left opposite the Texaco Garage marked Phillack, proceed up the hill and as the road bears rounds to the left go passed the church and the cottage will be seen just after on the left.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

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: Electric Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: 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>

535 ft<sup>2</sup>  
49.7 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.7 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.

GIRAFFE360

## Needing To Sell?

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

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## 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) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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