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**Church Street,
St. Erth, Hayle**

Guide Price £395,000
Freehold





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Property Introduction

This stunning period home has everything you would expect from the Victorian era of architecture including high ceilings, an abundance of light from the large bay windows and most attractive decorative fireplaces.

The two generous reception rooms are situated at the front of the house accessed off the tiled entrance hall. At ground floor level to the rear one will find the spacious kitchen/diner which leads out to the walled courtyard style garden. Beyond the kitchen/diner there is a contemporary shower room and functional utility room. Upstairs one will find three large double bedrooms.

To the side of the house there is a south facing garden with two patios ideal for outside entertaining. All set within the heart of the village of St. Erth, a stone's throw from the village shop and The Star Inn Public House.

Location

St Erth is an attractive west Cornwall village situated on the River Hayle two miles from the Celtic Sea to the north and four miles from the Atlantic Ocean to the south, both of which offer excellent sandy beaches and associated aquatic sports from sailing to surfing. It is twinned with Ploulec'h in Brittany.

The village itself boasts a church, shop and public house as well as a great community spirit. There is a mainline Railway Station at St. Erth, which connects the south west to London. Two miles away is the larger shopping town of Hayle with supermarkets and a wide range of retail outlets. Also, the A30 trunk road is a short distance away and offers easy access to the north and south coast.

ACCOMMODATION COMPRISES

Wooden glazed panel front door to:-

ENTRANCE VESTIBULE

Tiled flooring. Door with stained glass panels to:-

ENTRANCE HALL

Tiled flooring. Doors to:-

LIVING ROOM 13' 7" x 9' 9" (4.14m x 2.97m) plus large bay window and recesses

Bay window to front. Feature cast iron fireplace with attractive tiled hearth and back panels with wooden mantel over and shelved

recesses to either side with cupboards under. Exposed floorboards. Two radiators.

SECOND RECEPTION ROOM 10' 8" x 10' 7" (3.25m x 3.22m) maximum measurements plus large bay window

Bay window to front. Feature cast iron fireplace with decorative back panel, tiled hearth and slate mantel over. Radiator.

KITCHEN/DINER 14' 10" x 13' 7" (4.52m x 4.14m)

Fitted with a matching range of wall and base cupboards with polished granite work surface over. Space for cooker with stainless steel extractor over. Sink inset to work surface with mixer tap over. Two floor to ceiling cupboards. Range of understairs storage cupboards. Feature fireplace with wooden mantel and surround housing wood burner. Window to side and door to rear courtyard garden. Stairs rising to first floor.

SHOWER ROOM

Independent shower cubicle with glazed screen housing mains fed shower unit, close coupled WC and pedestal wash handbasin. Skylight window. Heated towel rail.

UTILITY ROOM 9' 2" x 7' 1" (2.79m x 2.16m) maximum measurements

Range of cupboards and shelves. Ceramic butlers sink. Wall mounted gas combination boiler. Space and plumbing for washing machine. Space for fridge/freezer. Skylight window.

From kitchen/diner stairs rising to:-

FIRST FLOOR LANDING

Access to loft. Doors to :-

BEDROOM ONE 13' 11" x 11' 3" (4.24m x 3.43m)

Feature cast iron fireplace. Sash window to side. Two built-in double wardrobes. Exposed floorboards. Radiator.

BEDROOM TWO 13' 11" x 10' 11" (4.24m x 3.32m)

Sash window to front. Built-in cupboard. Exposed floorboards. Radiator.

BEDROOM THREE 14' 0" x 10' 0" (4.26m x 3.05m) maximum measurements

Sash window to front. Exposed floorboards. Radiator. Built-in double wardrobe.

OUTSIDE

To the side of the house there is a most attractive south facing garden which incorporates lawns as well as two generous patios. The borders are well stocked with a variety of flowering plants and shrubs. Two storage sheds. The garden is enclosed making it child and pet friendly and has gated access on to Church Street.

SERVICES

The property benefits from mains water, mains electricity, mains drainage and mains gas.

AGENTS NOTE

The Council Tax band is band 'C'.

DIRECTIONS

On approaching the village from Hayle turn right in front of The Star Inn on to Church Street. The property will then be seen on the right hand side. If using What3Words:- Firebird.Trout.Expert

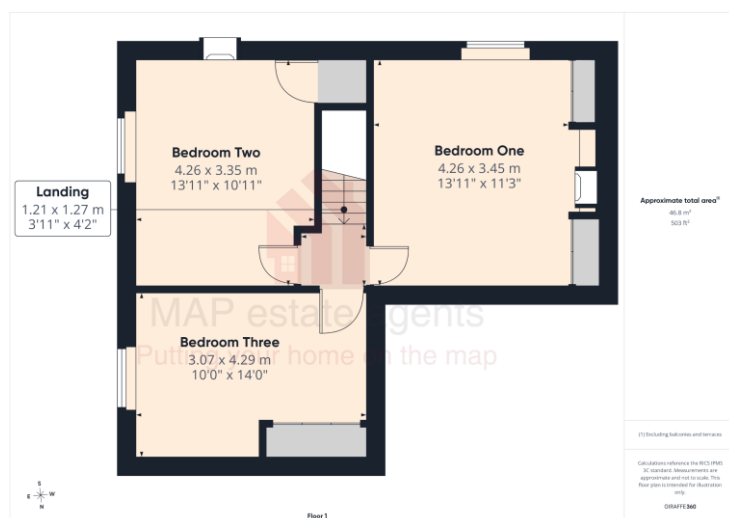
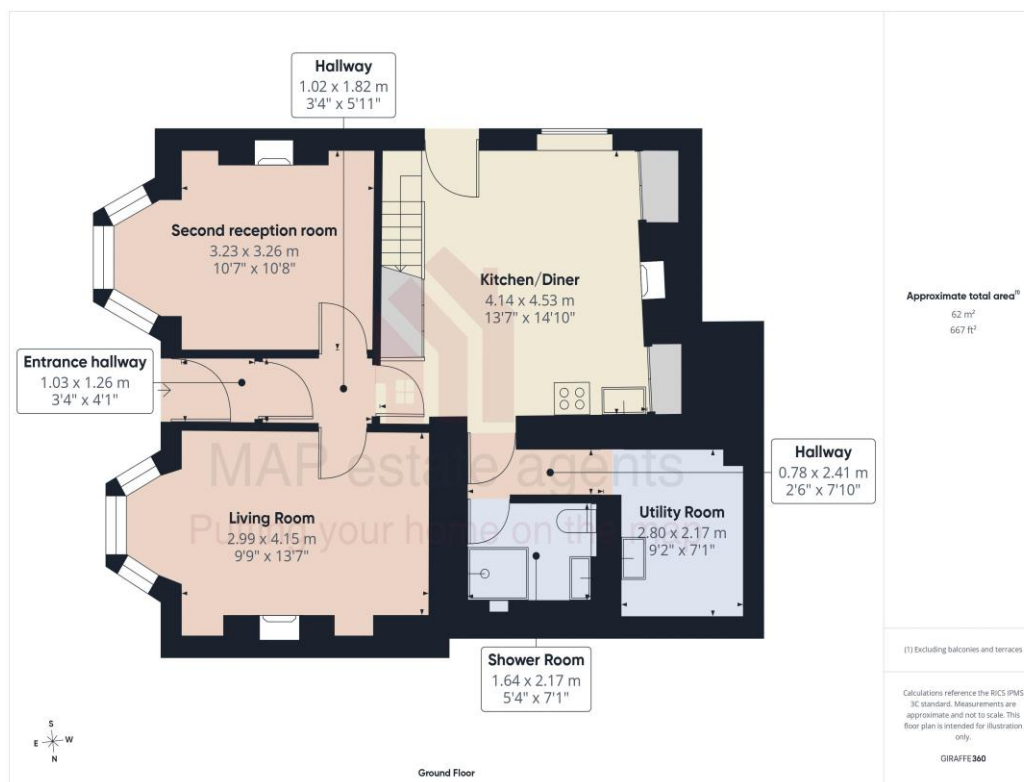


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Village location
- Period home
- South facing garden
- High ceilings
- Flooded with light
- Two receptions
- Three double bedrooms
- Superb kitchen/diner with wood burner
- Ground floor shower room
- Beautifully presented accommodation



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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