

Undercliff

Phillack

Hayle

TR27 5AL

Asking Price £325,000

- A TWO / THREE BEDROOM DOUBLE FRONTED CHARACTER COTTAGE
- OFFERED FOR SALE WITH NO ONWARD CHAIN
  - GAS HEATING
- HIGHLY REGARDED RESIDENTIAL LOCATION
- REQUIRING SOME MODERNISATION
  - LARGE LANDSCAPED GARDEN
  - GARAGE AND WORKSHOP
    - DRIVEWAY
    - EPC:D58
  - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1485.00 sq ft



#### PROPERTY DESCRIPTION

A character, two / three bedroom, double fronted cottage situated within a highly regarded residential location, requiring some modernisation and well placed for all of Hayle's local amenities.

The accommodation briefly comprises; living room with feature stone fireplace with inset gas fire, office/ bedroom three, dining room, kitchen, conservatory and shower room.

The first floor comprises of two bedrooms, a bathroom and separate w/c. Outside the property there is a large and well stocked, mature garden enjoying a sunny aspect. There is off-road parking, leading to a detached garage and workshop.

#### LOCATION

Phillack is a picturesque and sought after 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.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured via LIDAR)

Entrance door opening into...

#### ENTRANCE PORCH

Tiled flooring, double glazed windows to the front and side aspect, sloping ceiling. Open into...

#### OPEN PLAN LOUNGE/DINER

Fitted carpet, radiator, small double glazed window to the rear, three wall lights, feature stone fireplace with inset coal effect gas fire, granite hearth, recessed shelving to the side.

Two double glazed boxed bay window to the front aspect. Step up and opening into dining room.

Open into...

#### OFFICE / BEDROOM

Fitted carpet, radiator, sloping ceiling, double glazed window to the front and the rear.

From the lounge, a step up and door lead into...

#### DINING ROOM

Tiled flooring, two radiators, double glazed window to the front, beamed ceiling, carpeted stairs leading to first floor level, understairs storage cupboards, opening leading into kitchen.

Door leading into...

#### CONSERVATORY

Tiled flooring, double glazed windows to three sides, double glazed door to the side, leading onto the garden, polycarbonate roof, electric wall heater.

#### KITCHEN

Fitted with a selection of shaker style, base and wall mounted units with granite effect work surfacing over. Stainless steel one and a half bowl sink and drainer with mixer tap, tiled splash back. Four ring gas hob, extractor above, space for dishwasher and oven. Double glazed window to the front.

Door into...

#### SHOWER ROOM

Tiled flooring, shower tray, electric shower, tiled surround, obscured double glazed door to the rear, wall mounted wash hand basin, low level w/c, obscured double glazed window to the rear.

From the dining room, carpeted stairs lead to...

#### FIRST FLOOR LANDING

A split level landing, fitted carpet, two double glazed windows to the rear, double glazed window to the front, radiator. Opening leading into...

#### BEDROOM

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

#### BEDROOM

Fitted carpet, wall light, double glazed box bay window to the front, radiator.

#### BATHROOM

Fitted with a white suite comprising; panel enclosed bath with mixer taps and shower head attachment over, tiled surround. Pedestal wash hand basin, tiled splash back, radiator, obscured double glazed window to the front, vinyl flooring, two built in cupboards, one housing a gas fired boiler.

#### W/C

Vinyl flooring, low level w/c, wash hand basin, tiled splash back, obscured double glazed window to the rear.

#### OUTSIDE

The property is approached via a gated driveway providing ample off-road parking and leading to...

#### DETACHED GARAGE

Fitted with an up and over door, power and light supplied. Door connecting into workshop; requiring some work, pedestrian door and window to the rear.



## GARDEN

A particular feature of this delightful property is the good sized front garden. Landscaped and well stocked with mature shrubs and bushes, laid to lawn and paving, enjoying a sunny aspect and high degree of privacy. There is an ornamental pond, paved pathway with gated access leading down to the road.

## DIRECTIONS

From our Hayle office, turn left and proceed along Fore Street and onto Copper Terrace. Take the turning left by the recreation park, continue past the park and take the next turning on the right, 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 construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

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: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, Gated, 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

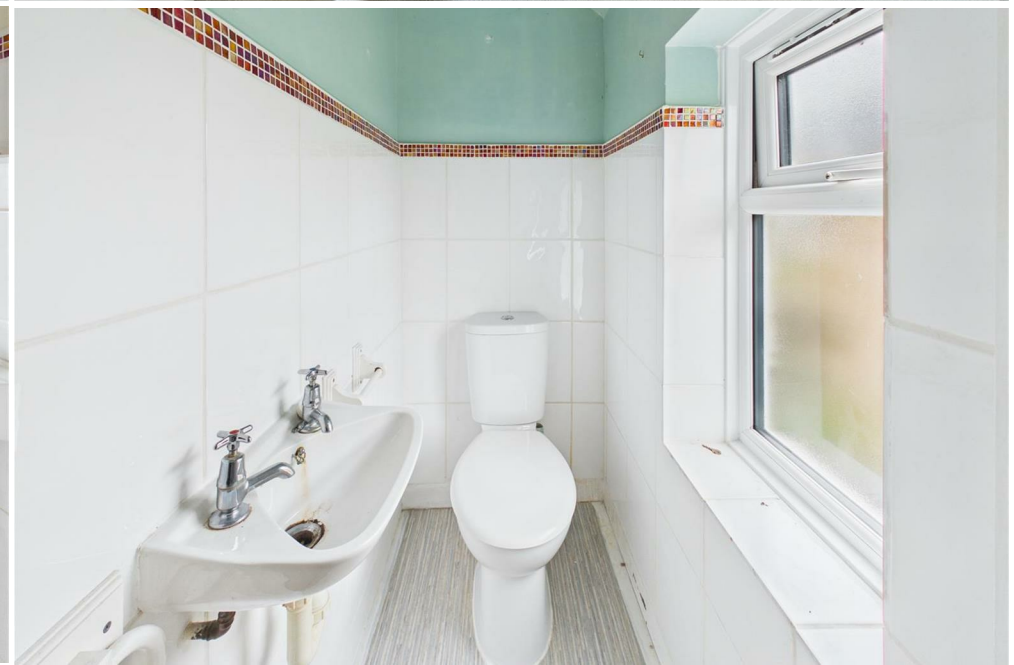
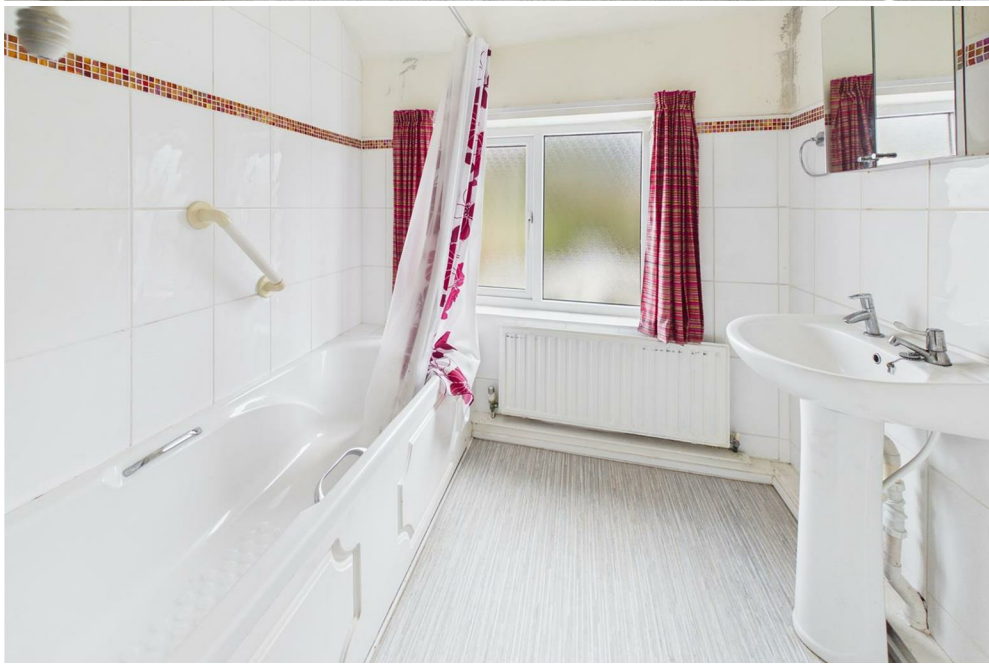
Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

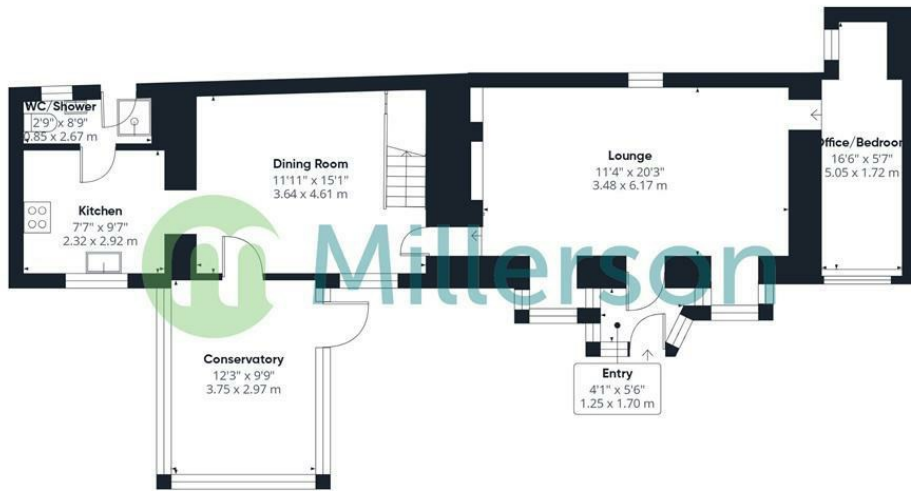
Planning permission issues: No



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Accessibility and adaptations: Stairlift and Level access shower  
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 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>m</sup>**

1485 ft<sup>2</sup>  
137.9 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 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?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

50 Fore Street  
Hayle  
Cornwall  
TR27 4DY

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www.millerson.com

**Scan QR For Material Information**



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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