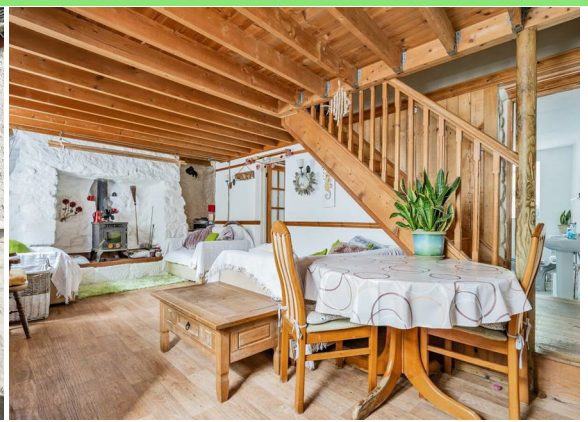
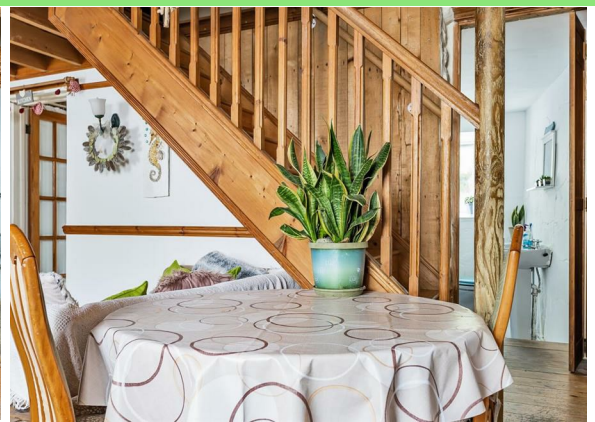
Chapel Hill
St. Erth
Hayle
TR27 6HL

Offers In The Region Of £260,000

- Charming 1790 stone cottage
- Two cosy bedrooms
- Large inglenook fireplace
- Beamed ceilings add charm
- Courtyard for outdoor dining
- Established gardens to enjoy
- Convenient transport links
- Close to North Coast
- Set in popular village
- Scan QR code for material information.





Millerson
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Tenure - Freehold

Council Tax Band - B

Floor Area - 699.00 sq ft

2

0

0

F30

PROPERTY
A highly individual cottage exuding character dating back to approximately 1800 with large inglenook fire place, beamed ceilings and a rear garden. Accommodation briefly comprises Lounge Diner with large fireplace with inset multifuel stove, kitchen, spacious bathroom and on the first floor two bedrooms.
Outside there a rear patio are and then a few meters away down a small path is a delightful enclosed garden with an abundance of mature shrubs, trees and flowers and with a lawn area and further patio.

LOCATION
St Erth is a popular village which hosts a local pub, village store, children's play ground, church, primary school and nursery. There are some lovely local walks with one being along the banks of Hayle River. The town of Hayle is but a few miles away and hosts a wide range of local facilities and the towns of St Ives, Penzance are also close by as are many local beaches. There is a mainline railway station at St Erth for the main London Paddington/Penzance line.

THE ACCOMMODATION COMPRISES
All dimensions are approximate and measured By LIDAR.

LOUNGE/DINING ROOM
The main entrance door leads into the lovely warm and welcoming reception room with an impressive inglenook fire place with inset multi fuel stove, recesses to either side, two small paned windows to front aspect, exposed floor boards, beamed ceilings, dining area, stairs to first floor and multi paned door leading to:

KITCHEN
A sweet cottage style kitchen with beamed ceilings, Belfast sink with window over looking rear courtyard, plumbing for dish washer, space for cooker, recess for old stove, wall mounted units, door to rear patio/courtyard.

BATHROOM
A spacious bathroom with part tiled walls, corner bath with shower over, pedestal wash basin, close coupled WC, built in bathroom cabinet, tiled floor and casement window to rear aspect.

BEDROOM ONE
Window to front aspect, bonnet ceilings, wood panalling to one wall, exposed wooden floors.

BEDROOM TWO
With glazed window to front aspect, exposed floorboards, bonnet ceiling.

OUTSIDE
Immediately to the rear of the kitchen is an enclosed patio/courtyard area and there is a path that leads to the enchanting rear garden which is well stocked and provides a lovely peaceful area or reading or gardening.

SERVICES
Mains water, Electricity, drainage. Council tax band 'B'

AGENTS NOTE
Our client has advised that the property benefits from a right of way over No:8 rear yard to access the garden and then also over the rear of No:10 to access the main road.

DIRECTIONS
From our office in Hayle turn right heading along Fore Street and onto Commercial road, and then Penpol Terrace. At the end of Penpol Terrace take the first exit at the roundabout and continue up this road passing the White Hart Hotel, and onto Foundry Hill, continue along this road and then onto Mellanear Road, turn right onto Water Lane. At the junction, turn left onto Chenhalls Road, and continue past Penwith Pitch and Putt golf course, continue along this road until a sharp right hand bend at the bridge, just before that, turn sharp left up Chapel Street. The property will be found on the left hand side almost up by the square by the pub.

MATERIAL INFORMATION
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: F
The building
Mid-terrace house, standard construction
2 bedrooms
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating features: Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: None
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
In In the ST ERTH conservation area (per planning.data.gov.uk; confirm via the local authority search).
No tree preservation order

Public right of way: Pedestrian access for N. 8 across end of N.6 back garden to access their garden.
Title register restrictions (CL105941):
- The owner must pay a fair share of the costs for cleaning and repairing shared items like party walls (walls shared with neighbors), fences, drains, and paths.
- No buildings can be put on the land except for one private house to replace the current one.
- The owner cannot add to the house, build other structures, or change the front of the house or its height without written permission from the previous owner's successors.
- No signs, notices, or advertisements can be displayed on the property.
- The property must only be used as a private home.
- The owner must not do anything on the property that might annoy the neighbors or lower the value of nearby homes.
Non-coal mining area: yes

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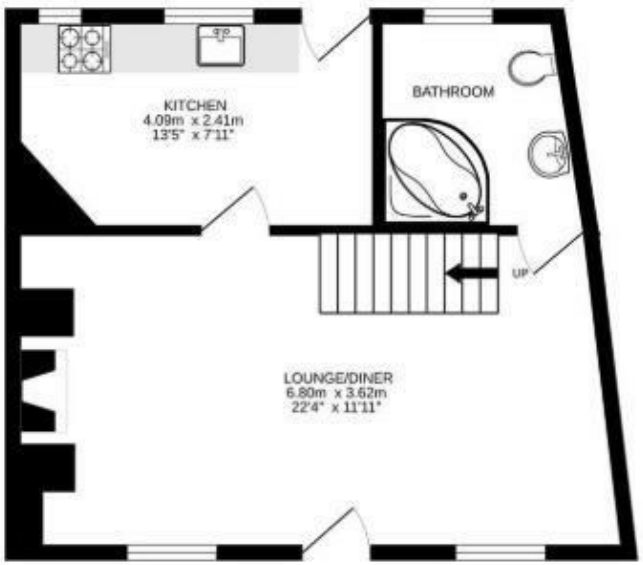
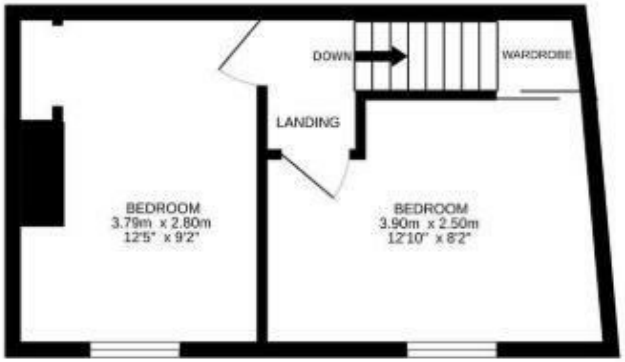
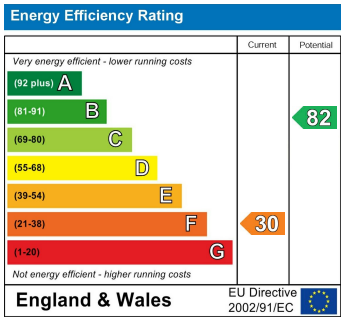
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







Needing To Sell?

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Contact Us On The Details Below To Arrange A Valuation

Here To Help

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