



Henver Close
Reawla
Hayle
TR27 5HG
Asking Price £390,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- WIDE DRIVEWAY
- EDGE OF VILLAGE
- ENCLOSED PRIVATE GARDEN
- EV CHARGING POINT
- TWO ENSUITE BEDROOMS
- LOUNGE/DINER
- LOVELY FAMILY HOUSE
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1276.00 sq ft



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C77

PROPERTY DISCRPTION

A deceptive spacious gas centrally heated modern family house set on the edge of farmland and a short walk from the village centre with accommodation briefly comprising entrance hall, cloakroom/WC, lounge, Kitchen/Diner, Utility Room, Garage and on the first floor, Landing, main bedroom Ensuite, two further bedrooms and family bathroom and on the second floor is another large bedroom and ensuite shower room and far reaching views. There is a wide driveway providing ample parking for two cars and EV charging point and there is an enclosed private rear garden.

LOCATION

Reawla is a small rural village (often described as a hamlet) in the parish of Gwinear–Gwithian in West Cornwall, set within gentle farmland. With a population of just over a thousand, it has a quiet, close-knit community and a few local amenities. The name likely derives from Cornish roots meaning “royal place,” and the area shows evidence of long settlement, including an Iron Age/Romano-British farmstead nearby. Today, Reawla reflects the character of traditional Cornish countryside living—peaceful, historic, and closely connected to surrounding villages and landscapes. Hayle and its lovely sandy beaches and Camborne are all a short drive away.

ENTRANCE HALL

Upvc double glazed front door leading into hall, wood stripped floor, panelled radiator, stairs to first floor, door to to:

CLOAKROOM/WC

Low level WC, corner wash basin, double glazed window to side elevation, panelled radiator, wood flooring.

LIVING ROOM

A bright room with wood flooring, panelled radiator, understairs cupboard, ample power points, TV ariel point, glazed door leading to:

KITCHEN/DINER

A great family room with extensive kitchen with vinyl floor, various base cupboards and draws, space and plumbing for dish washer wood effect work tops, one and a half stainless steel inset sink unit with mixer taps, built in double oven, four ring electric hob with extractor over, various wall units, double glazed window to rear aspect, inset spotlights. Dining area with panelled radiator, glazed door to rear garden and door to to:

UTILITY ROOM

A useful room with a range of base units and wood effect work tops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, wall units, panelled radiator, wall mounted Worcester gas boiler, double glazed door to side aspect, door to:

GARAGE

With metal up and over door and power and light, meter box.

LANDING

Panelled radiator, smoke alarm, stairs to second floor.

MAIN BEDROOM

With a range of built in bedroom furniture, double glazed window to side aspect with views out over open fields, TV ariel point, door to:

ENSUITE

Tiled walls, corner shower cubicle, close coupled WC, corner basin inset corner vanity unit, heated ladder style towel radiator, built in cupboard, extractor fan.

BEDROOM TWO

Double glazed window to front aspect, panelled radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to front aspect, built in wardrobe, panelled radiator.

SECOND FLOOR

With 'paddle' style stair case to second floor, fourth ensuite bedroom.

BEDROOM FOUR

A bright and airy bedroom with ample power points, storage space in eaves, skylights with far reaching rural views, panelled radiator and door leading into:

ENSUITE.

Part tiled walls, shower cubicle, close coupled WC, wash basin, inset into a vanity unit, sky lights with rural views, extractor fan, panelled radiator.

OUTSIDE

To the front is a wide bricked paved driveway with PARKING for at least two vehicles, EV charging point, two side paths leading around to the side, the left hand side has an attractive stone hedge and flower beds, both leading to the rear enclosed private garden decked are and plinth for hot tub, small lawned area.

AGENTS NOTE

The rear garden has a decked area and this will be replaced with a practical level lawned area ideal for children and pets. The hot tub is also included in with the purchase.

Gas boiler in Utility room on end wall.

SERVICES

Mains Water, (Metered) Electricity, Mains Drainage, Mains Gas. Council tax band 'C'

DIRECTIONS

From Lidle in Hayle, turn right leaving the car park, then turn left at the roundabout up Guildford Road for about a third of a mile. Turn left just after Guildford Industrial Estate up Nanpusker Road. Keep proceeding along this road, pass through the rural village of Gwinear, and after you pass through, after about a quarter of a mile, turn right up Realistian Lane. Proceed until you enter the village of Reawla, turn left, and in about 100 yards turn left into Henver Close. The property will be seen on the right-hand side.



MATERIAL INFORMATION

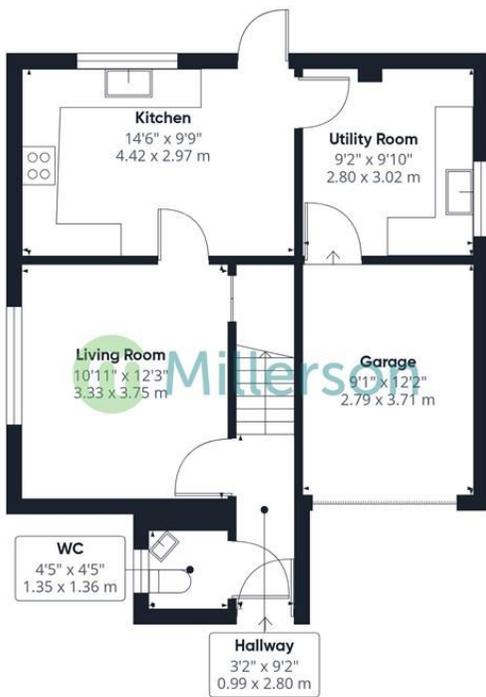
Verified Material Information:

Council Tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: C
Number and types of room: 4 bedrooms, 2 bathrooms
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: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway
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

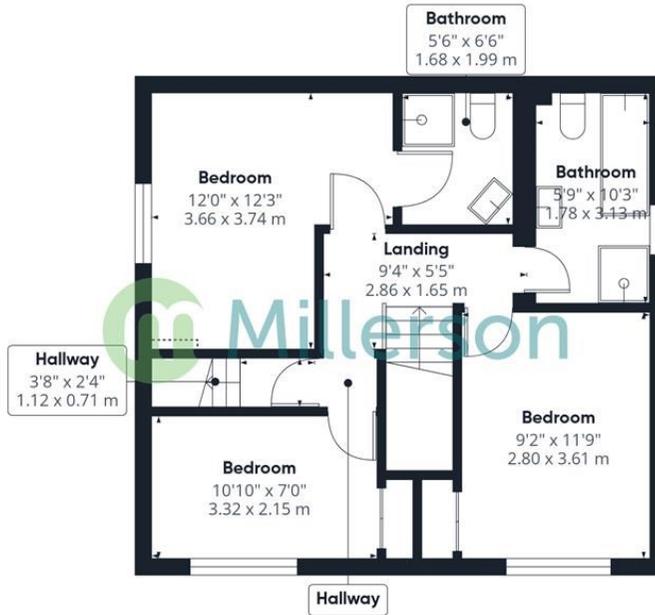


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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1276 ft²
 118.7 m²

Reduced headroom
 96 ft²
 8.9 m²

(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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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