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**Canonstown,
Hayle**

**Guide Price £315,000
Freehold**





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Property Introduction

This spacious and well presented double fronted cottage is located conveniently between the North and South Cornish coasts, within easy reach of both.

On arrival, the sunny front porch leads you through to a spacious and beautifully cosy living room with painted wooden beams, revealed granite wall and characterful inglenook fireplace with multi-fuel burner. Beyond this there is a large fitted kitchen with a practical utility area at one end with an archway leading to a light filled and inviting dining area. A snug conservatory area is tucked away at the rear of the property with additional relaxation space for family life. The kitchen provides access to a rear porch, a downstairs WC and an external side door leading to a gated and private rear garden. Upstairs the light filled landing with overhead skylight leads to three double size bedrooms and the stylish family bathroom with a claw foot bath and a separate cubicle. With off road parking for three cars and an enclosed raised rear garden, we highly recommend viewing 'Bryn Cottage' to appreciate its deceptively generous and versatile space and character.

Location

Situated just off the main road in Canonstown, Bryn Cottage is ideally located between Penzance and Hayle which is in the central area of Penwith. There is easy access to the north and south coasts with the popular town of St Ives less than five miles away. The larger market town of Penzance has a wider range of amenities and is approximately six miles away, a quarter of a mile from the property is mainline Railway Station to London Paddington along with a garage, petrol station and useful shop, there is also a garden centre less than half a mile away and the town of Hayle is approximately two miles away with a wide range of local amenities and three miles of golden sands to enjoy.

ACCOMMODATION COMPRISES

Double glazed panel door to:-

ENTRANCE PORCH

Double glazed window to front and side. Cloaks hanging space. Door to:-

LIVING ROOM 21' 10" x 12' 2" (6.65m x 3.71m)

This most attractive room boasts a feature granite fireplace housing a multi-fuel burner. Beamed ceiling. Two double glazed windows to front. Television point. Two radiators. Laminate flooring. Door to:-

KITCHEN 16' 11" x 10' 9" (5.15m x 3.27m)

Fitted with an extensive range of matching white 'Shaker' style wall and base cupboards with roll edge worksurfaces over. Space and plumbing for washing machine. Space for fridge/freezer. Space for range style cooker with extractor over. Wall mounted combination boiler. Stainless steel single drainer sink unit. Double glazed window to side. Laminate flooring. Door to rear lobby. Squared arch to:-

DINING ROOM 11' 2" x 7' 11" (3.40m x 2.41m)

Double glazed window to rear. Laminate flooring. Door to:-

CONSERVATORY 11' 8" x 6' 11" (3.55m x 2.11m)

Of uPVC double glazed construction with dwarf wall. Wall mounted electric fire. Laminate flooring.

From kitchen, door to:-

REAR LOBBY

Doors to rear and:-

GROUND FLOOR CLOAKROOM

Fitted with WC and wall mounted wash handbasin. Complementary wall tiling. Heated towel rail.

From living room, open tread stairs to:-

FIRST FLOOR LANDING

Skylight window. Smoke alarm. Doors off to:-

BEDROOM ONE 12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed window to front. Radiator.

BEDROOM TWO 10' 11" x 9' 9" (3.32m x 2.97m)

Double glazed window to side. Radiator.

BEDROOM THREE 12' 1" x 8' 3" (3.68m x 2.51m)

Double glazed window to front. Radiator.

FAMILY BATHROOM

Independent shower enclosure with glazed screen housing mains fed shower. A modern white suite comprising a 'Clawfoot' freestanding bath, close coupled WC and pedestal wash handbasin. Painted pine panelled walls to dado height. Obscure double glazed window to rear. Heated towel rail.

OUTSIDE

To the front of the property there is off-road parking for three cars and a courtyard style front garden. A pathway leads to the side of the cottage where there is a further paved courtyard garden with garden shed. Further along there is a useful garden store room and steps leading to the:-

REAR GARDEN

Here one will find a deck for alfresco dining and a lawned garden, all enclosed by block walling and panelled fencing. A lovely space to relax and unwind.

AGENT'S NOTES

Please be advised that the Council Tax band for this property is 'C'.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

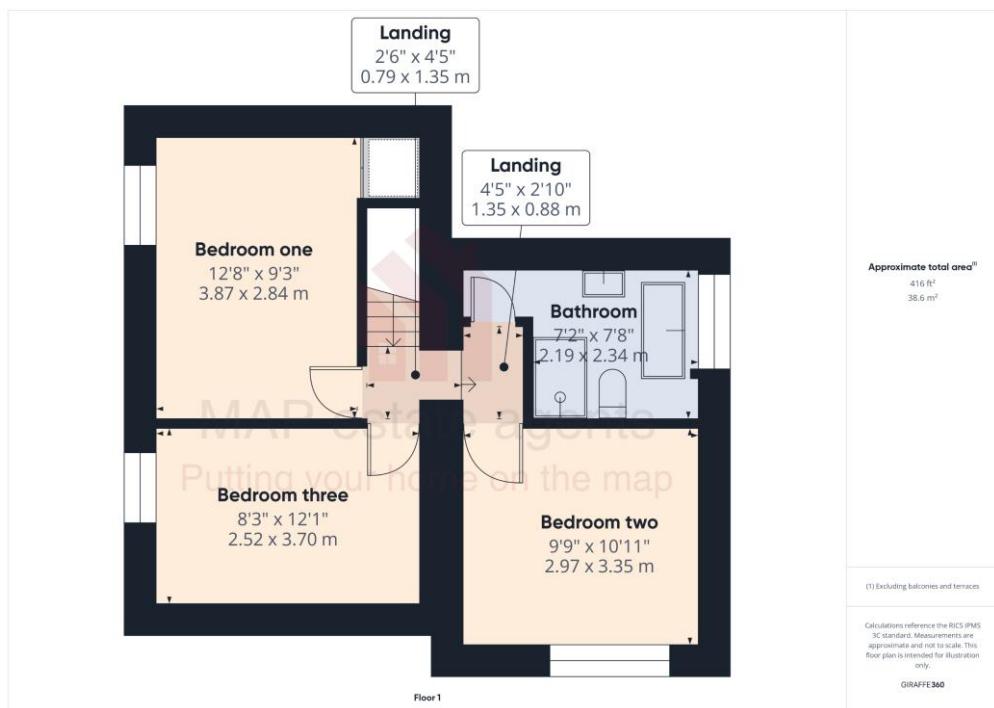


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs. (92+)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		56	81
EU Directive 2002/91/EC			



MAP's top reasons to view this home

- Semi-detached cottage
- Three double bedrooms
- Two reception rooms
- Living room with multi-fuel burner and beamed ceilings
- Separate dining room
- Conservatory
- Off-road parking for three cars
- Gas central heating
- Double glazed
- Ground floor cloakroom



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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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