

Moffatts Corner, Hayle Road Nancegollan, TR13 0BJ







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Nestled between the charming towns of Helston and Hayle, this impressive architect designed detached family home offers exceptional space, modern comfort, and beautiful natural surroundings all while delivering remarkably low running costs. With an EPC rating of A, solar panels, and an air source heat pump, the property embraces truly eco-friendly living, making it both environmentally conscious and cost-efficient. A well-regarded nearby school adds to its appeal for families.

Set within a generous and meticulously maintained plot, the home benefits from a mature, expansive garden perfect for family gatherings, children's play, or peaceful relaxation.

Inside, the inviting open-plan reception room is cleverly zoned into living and dining areas by a central fireplace, creating the ideal space for entertaining or family time. The layout maximises natural light, enhancing the warm and welcoming feel throughout. With four spacious double bedrooms, each occupant has plenty of room to enjoy their own private space, complemented by two modern, well appointed bathrooms.

A standout feature of this home is its stunning outlook across fields of daffodils, offering a serene and picturesque backdrop visible from multiple vantage points within the property.

Practicality is also well catered for, with ample parking for up to eight vehicles, making it ideal for families with multiple cars or those who regularly host visitors.

In summary, this exceptional detached family home combines energy efficient modern living with the tranquillity of the surrounding countryside, presenting a rare opportunity for those seeking space, sustainability, and an enviable rural setting.



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Guide Price - £650,000

Location

Nancegollan is semi-rural hamlet growing in popularity and for good reason. Well placed for access to both the North and South Coast, both with stunning beaches to offer the property is also convenient for the surrounding countryside and good walking. It is also a short drive away from Clowance estate and Praz An Beeble which has a local shop, pub and food establishments. It is easy to connect to the A30 and to access more major towns such as Truro, Camborne and Redruth as well as nearby Helston and The Lizard Peninsular. The property is a short distance from the Ofsted outstanding rated Sithney Primary School. The harbour side town of Hayle is also a short drive away with the town offering excellent local schools, shops and the stunning three mile golden sandy beach at Gwithian from where you are able to take the in the stunning views into St Ives bay and across to Godrevy lighthouse. Hayle also offers excellent access onto the A30 that leads into all the major market of Cornwall and the Cathedral city of Truro.

Accommodation

- Large reception Porch
- Zonal open plan living incorporating the living room, dining room and kitchen
- Utility room
- Cloakroom
- Double garage
- 4 bedrooms with the master bedroom offering an ensuite shower room and walk in wardrobe
- Family bathroom

Garage

- 19'05 x 19'02
- This large double garage creates the ideal space for the family cars or indeed leisure equipment such as surf boards and other beach equipment

Parking

The property boasts a large driveway which provides ample parking for a number of vehicles

Outside

To the front of the property is ample brick paved driveway parking with a gated access leading to the double garage. The front garden offers a central lawn area with stone seating and is surround by a number of mature specimen shrubs and plants including magnolia tree. There is a bark chipping path that leads around to the side and rear garden where there is a lovely patio area creating the ideal Alfresco dining area or area to just sit back relax and enjoy those lazy summer days. to the side of the property is an expansive area garden consisting of vegetable and fruit beds and a large area of lawn garden which is bordered by a number of Hydrangeas and many other shrubs and plants. There is a slate and bark chipped path that meanders through the garden and is bordered by Cornish walling and Ash tress. The approximate overall plot size is just over 0.6 of an acre. There is potential for a separate dwelling to be built within the large side garden subject to obtaining the relevant consents and planning permissions

Services

Main electric, water, private drainage. Air Source heat pump

New Build Guarantee

Solar Panels

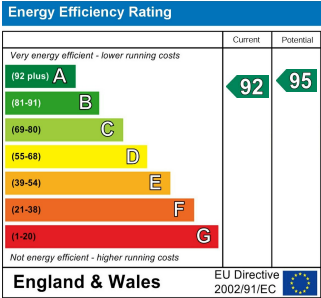
The Solar panels are owned by the property.

Planning Information

Our client did apply for planning on the large side garden a number of years ago but were declined. Since then a couple of new homes have been built within nearby parcels of land.

Council Tax Band- E





What3Words

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





Ground Floor



First Floor

Total floor area 199.3 m² (2,146 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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