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Sales & Lettings



Treecott, 28 Trevarnon Lane

Connor Downs, Hayle, TR27 5DL

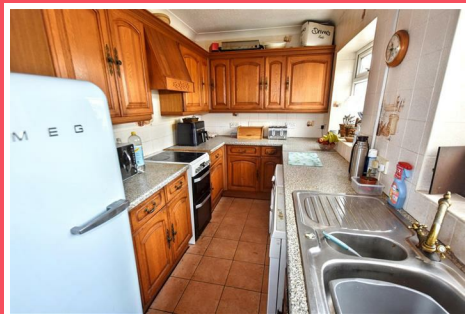
Guide Price £475,000



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Situated in the popular village of Connor Downs, coming onto the market is this three bedroomed family home with a sense of great potential and flexibility to develop. Sited along a cul-de-sac with a good degree of privacy, there are opportunities for multi-generational living or additional income given the main house is complemented by an already fully self-contained one bedroom garden lodge. Furthermore, the property has planning for a one bedroomed annexe, for ancillary accommodation, on which construction has already begun. However, we understand from the current vendors that could be upgraded to add an additional bedroom as well as a change in use, subject to the appropriate consent. On entry, you will find a useful entrance vestibule with a downstairs WC. Open access is given to a fitted galley style kitchen at the front of the property, with space for all of the required appliances. The kitchen leads out to the lounge/living room which gives direct access to the rear of the property. Here you will find a built-in sideboard, stairs to the first floor and a full height storage cupboard. The latter could potentially be a doorway access to the completed annexe. The lounge has an interconnecting concertina door opening out into the dining room. To the first floor, there are three bedrooms, two of which have the additional benefit of built-in wardrobes. All three bedrooms are complemented by a large family bathroom with a separate central shower cubicle. The property has gas fired central heating, complemented by double glazing throughout. Externally, to the front, there is a gravelled driveway with parking for three/four vehicles and a leanto workshop that runs the full depth of the house. The rear garden is very low maintenance, fully south facing, with lower and upper patios. The upper is the site of the self-contained one bedroom garden lodge which has an open plan lounge/living room/kitchen, a separate shower room and double bedroom. Also on the upper patio, there is a summerhouse currently used as a hobbies room by the vendors but which could be re-purposed if so required. There is also a separate garden shed. In terms of location, Connor Downs is a popular place in which to live, the village has a petrol station with convenience store, a public house, bus services and a doctor's surgery. The well known Upton Towans Beach can be reached on foot or via a short drive. This expansive, sandy beach is the middle part of Hayle's three miles of golden sand with Mexico Towans and Gwithian, a quite delightful collection of beaches. In St Ives Bay, the beaches enjoy views across to the town of the same name. Upton Towans beach is popular for surfing, safe swimming, and dog-friendly walking and is backed by vast dune systems, the Towans, that are a protected nature reserve. The A30 is within two miles, the nearby town of Hayle is less than ten minutes away which has a comprehensive selection of amenities including major supermarkets and both chain and independent retailers. Hayle Retail Park is in between and offers three major chain stores and a well known coffee outlet. Camborne is within a fifteen minute drive which again offers many amenities.

Upvc front door with a decorative obscure double glazed panel and a decorative obscure double glazed side panel opens to:

ENTRANCE VESTIBULE

Door opens to a wc and open access to kitchen.

WC

Low level wc and a wash hand basin with a tiled splash back below a upvc obscure double glazed window to the side aspect. Radiator.

KITCHEN

13'1" x 6'5" (4.00m x 1.98m)

A galley style fully tiled kitchen fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Space for a tall fridge/freezer and space for an electric cooker with a built-in extractor hood over. Roll edge work surfaces, space and plumbing for a washing machine and dishwasher. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the front aspect. Further upvc double glazed window overlooking the front aspect.

LOUNGE

17'8" x 12'5" (5.40m x 3.80m)

Upvc door with a half casement glazed style feature leading out to the rear patio and garden. Boxed-in radiator below a upvc double glazed window overlooking the rear patio, garden and aspect. Alcove with a built-in sideboard, stairs to the first floor and a door opening to a full height storage cupboard. Concertina door with decorative frosted glazed panels opens to:

DINING ROOM

9'8" x 12'5" (2.95m x 3.79m)

Boxed-in radiator below a upvc double glazed window overlooking the rear patio and aspect. Open fireplace (blocked off by a free standing coal effect plug-in electric fire) with shelved alcoves to either side.

FIRST FLOOR

LANDING

A reverse L shaped landing with a loft access hatch.

FAMILY BATHROOM

13'2" x 6'9" (4.03m x 2.06m)

Partially tiled with a low level wc below a upvc obscure double glazed window to the front aspect. Shower cubicle with a thermostatic rain head shower and sliding door access. Wash hand basin with a built-in vanity unit below. Bath with a handheld shower mixer tap. Upvc obscure double glazed window to the front aspect and a upvc double glazed window to the side aspect.

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BEDROOM 1

8'5" x 13'11" (2.58m x 4.26m)

Concertina door opening to a built-in wardrobe. Boxed-in radiator and a upvc double glazed window overlooking the rear garden and aspect.

BEDROOM 2

9'10" x 7'3" (3.01m x 2.22m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator.

BEDROOM 3

9'0" x 11'5" (2.75m x 3.48m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect. Large corner built-in wardrobe and a further two part built-in storage cupboard.

OUTSIDE

To the front a gravelled driveway provides parking for three/four vehicles with steps up to the front door. A door opens to a LEANTO WORKSHOP 1.74m x 6.53m (5'9 x 21'5) housing a Worcester boiler with lighting and power. To the rear a door from the lounge opens to the low maintenance garden. There is an immediate patio area and a concrete base only for the potential extension. Steps lead up to a raised patio with a fenced-in area and a GARDEN SHED 3.55m x 2.28m (11'8 x 7'6). To the rear of the garden steps lead to a partially gravelled and partially slabbed patio area. There is a SELF CONTAINED ONE BEDROOM LODGE with an outside light. Adjacent to the lodge is an OFFICE/HOBBIES ROOM 3.90m x 2.97m (12'10 x 9'9) with lighting and power.

LODGE

A upvc door with a half obscure double glazed panel opens to:

OPEN PLAN LOUNGE/KITCHEN

Range of eye level storage cupboards and base level storage cupboards and drawers. Single stainless steel sink below a upvc double glazed

window overlooking the side aspect. Built-in Diplomat electric hob with a built-in Diplomat oven and grill below. Roll edge work surfaces with matching upstands. The lounge area has a upvc double glazed window overlooking the patio area. Door opens to a full height storage cupboard.

SHOWER ROOM

Fully aqua boarded with a low level wc. Wash hand basin below a upvc obscure double glazed window. Quadrant corner shower cubicle with a Bristan Glee electric shower.

BEDROOM

Upvc double glazed window to the side aspect. Built-in wardrobe with hanging space and shelved space.

DIRECTIONS

From Camborne take the main road towards Hayle through Roseworthy and into the village of Connor Downs. Pass the Turnpike Inn on the right hand side and take the next right into Mutton Hill passing the primary school on your right. Take the next right into Trevarnon Lane and continue along where Treecott will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

SERVICES

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

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor & indoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



Road Map



Hybrid Map



Terrain Map



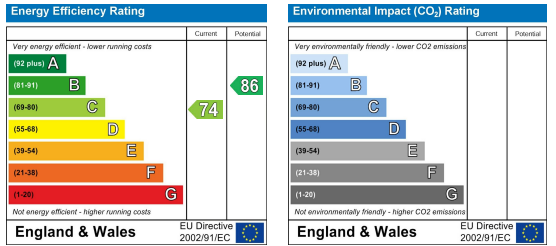
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.