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**Connor Downs,
Hayle**

**Guide Price £395,000
Freehold**





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Property Introduction

This characterful four bedroomed cottage oozes charm with a spacious living space with log burner, stunning re-fitted kitchen with integrated appliances and a first floor shower room.

The generous lawned rear garden is enclosed making it child and pet friendly and even has a large shed with its own bar as well as an outside loo, ideal for those summer barbecues.

From the garden there is gated access to the parking area which proves off road parking for 3-4 cars.

The cottage is double glazed and warmed via gas central heating.

Location

The village of Connor Downs is within a short drive of Hayle and Camborne and within easy access to the A30 trunk road. Connor Downs has a lovely community feel with the hub being the Turnpike Inn Public House. There is a primary school, doctor's surgery, garage with convenience store and close by, one will find Trevaskis Farm complex with a restaurant where one can pick your own fruit and vegetables and there is also a farm shop.

The nearby town of Hayle is approximately two miles distant and here, one will find primary and secondary schooling, a great range of mainly independent shops, restaurants and cafes along with an 'Asda' superstore. Famed for its three miles of beach, Hayle has one of the best beaches in the South West bordered by the estuary and at low tide is nearly a quarter of a mile wide. There is a mainline Railway Station in Hayle which provides direct access to Truro and London Paddington or Penzance in the other direction.

ACCOMMODATION COMPRISES

Double glazed panel front door to:-

ENTRANCE HALL

Cloaks hanging space. Radiator. Stairs rising to first floor. Door to:-

LIVING ROOM 20' 8" x 11' 9" (6.29m x 3.58m)

This most attractive living space centres around the feature fireplace which houses a wood burner, slate hearth and exposed granite lintel above. Floor to ceiling feature window through to kitchen. Double glazed window to front and side. Radiator. Exposed floorboards. Beamed ceiling. Television point. Squared arch to:-

KITCHEN/DINER 17' 0" x 15' 2" (5.18m x 4.62m)

This most stylish kitchen is fitted with a matching range of navy blue wall and base cupboards with marble effect roll edge worksurfaces over. Built-in larder cupboard with light and shelving. Integrated tall fridge and freezer. Integrated washing machine and dishwasher. Sink inset to worksurface with mixer tap over. Wine rack. Double glazed window to rear. Double glazed sliding patio doors to side. Inset spotlights to ceiling. Built-in cupboard housing gas combination boiler.

From entrance hall, stairs to:-

FIRST FLOOR LANDING

Access hatch to partially boarded loft space. Smoke alarm. Built-in cupboard with shelving and hanging rail and further shelved cupboard. Doors to:-

BEDROOM ONE 16' 0" x 9' 7" (4.87m x 2.92m)

Double glazed window to front. Radiator.

BEDROOM TWO 10' 9" x 10' 8" (3.27m x 3.25m)

Double glazed window to side. Radiator.

BEDROOM THREE 10' 5" x 8' 10" (3.17m x 2.69m) plus door recess

Double glazed window to rear. Radiator.

BEDROOM FOUR 11' 6" x 5' 11" (3.50m x 1.80m)

Double glazed window to side. Radiator.

SHOWER ROOM

Independent glazed screen shower cubicle housing mains fed shower unit, close coupled WC and pedestal wash handbasin. Heated towel rail. Obscure double glazed window to rear.

OUTSIDE

To the front of the property there is a gravelled parking area providing off-road parking for 3-4 cars. A side gate leads to the rear garden which is most generous and mainly laid to lawn with a boundary of privet hedging and trees. Here one will find a useful shed and an outside loo as well as a further:-

OUTBUILDING 31' 5" x 10' 9" (9.57m x 3.27m) maximum measurements

Power and light connected, currently used as a bar and hobby room.

SERVICES

Mains water electricity and mains gas. Septic tank drainage.

AGENT'S NOTES

Please be advised that the property's Council Tax Band is band 'B'.

DIRECTIONS

Proceeding out of Hayle on Connor Hill, upon reaching the village of Connor Downs, the property will be identified after a short distance in the left hand side. If using What3words:- acoustics.fizzled.items.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(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	



MAP's top reasons to view this home

- Characterful cottage
- Large rear garden
- Off-road parking area
- Four bedrooms
- Striking fitted kitchen
- Living room with log burner
- Outbuilding with bar
- Well presented
- Gas central heating
- Popular village location



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