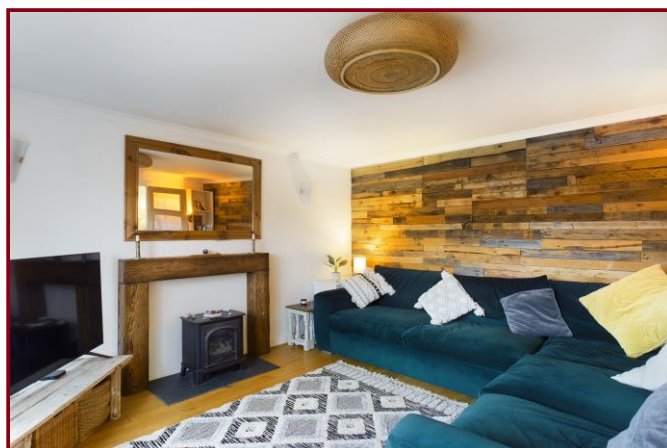
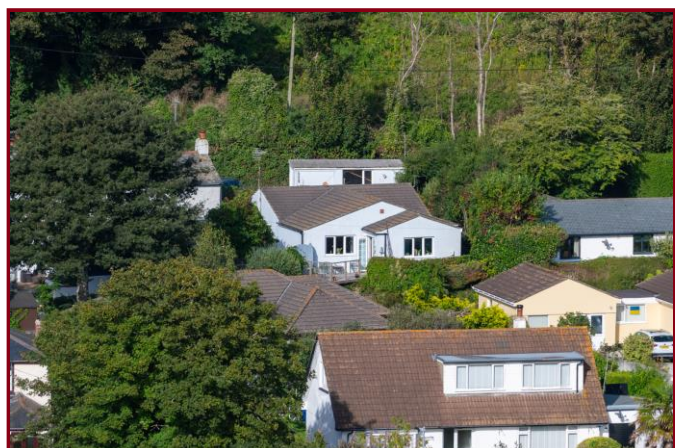




MAP estate agents
Putting your home on the map

**Angarrack,
Hayle**

**£425,000
Freehold**





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Property Introduction

If you are looking for something a little different, this may be the home for you. From the outside you wouldn't believe the size of accommodation on offer in this detached bungalow, although with some steps down to the property and some steps in the garden the property has more of a house/cottage feel than a typical bungalow. There are three bedrooms, one of which is presently used as an office, a fabulous full width lounge and dining room, kitchen with built-in appliances and a feature bathroom with separate shower and an en-suite shower room to the principal bedroom.

The garden to the rear is a fabulous sun trap in a Mediterranean style, private with a hot tub and several areas to sit and relax. It also enjoys views towards the viaduct. The property has mains air source heating, a large detached garage, two off-road parking spaces and some really useful outside storage space. All in all, a really super home that needs to be seen to be appreciated.

Location

Situated in Back Lane, Angarrack, overlooking the valley and surrounding countryside with pleasant views towards Angarrack Railway Viaduct, Angarrack is a small and friendly village which features a village Public House and is also famous for it's Christmas lights which are assembled by volunteers each year and visited by thousands of people around the country.

The village is on the outskirts of Hayle and has easy access to the A30 which is approximately half a mile away. Hayle has a wide range of independent retail outlets along with a choice of supermarkets. Primary and Secondary schooling is also available. Hayle is famous for it's three miles of golden sands with impressive sand dunes which provide endless walks with amazing views.

ACCOMMODATION COMPRISES

HALLWAY

Built-in cupboard with a cloak-hanging space, airing cupboard, further range of built-in cupboards with sliding doors, loft access and radiator. Door to:-

LOUNGE 12' 10" x 12' 8" (3.91m x 3.86m)

Double glazed window with pleasant countryside views, gas stove with fire surround and mantel over, part-wood panelled wall. Radiator. Doors to:-

DINING ROOM 13' 6" x 10' 10" (4.11m x 3.30m)

Double glazed window, radiator. Door to:-

KITCHEN 13' 10" x 8' 0" (4.21m x 2.44m)

Double glazed window with countryside views, featuring a range of very attractive range of wall and base units, ceramic one and a half bowl sink unit, built-in eye-level double oven, inset gas hob with extractor above, integrated upright fridge, pull-out bin, integrated dishwasher, double glazed patio doors opening onto the timber-decked sun terrace, radiator.

BEDROOM ONE 12' 9" x 12' 3" (3.88m x 3.73m)

Double glazed window, three fitted double wardrobes and radiator. Door to:-

EN-SUITE SHOWER ROOM

Double glazed obscured window, tiled shower enclosure with a mains dual-head shower, vanity wash hand basin with cupboard below, WC with a concealed cistern, mirror-fronted cabinet, heated towel rail and extractor fan.

BEDROOM TWO 9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed window and radiator.

BEDROOM THREE 11' 1" x 7' 6" (3.38m x 2.28m)

Double glazed window and radiator.

BATHROOM

Double glazed obscured window. Featuring a freestanding clawfoot bath, pedestal wash hand basin, WC, tiled shower enclosure with electric shower unit, two heated towel rails and extractor fan.

OUTSIDE FRONT

To the front of the property is the detached garage and additional parking for two cars. Steps lead down to a patio where you will find three useful block-built sheds - one being used as a laundry room and the other a storage room and a further outbuilding currently used as a garden shed. Pedestrian side access to:-

REAR GARDEN

The rear garden is a fabulous feature of the property and has a southerly aspect from which to enjoy the Cornish sunshine! The kitchen door opens onto a timber deck sun terrace with plenty of space for a table and chairs and fabulous views to the viaduct and the countryside beyond. There is a large hot tub, which is privately positioned and steps lead down to a pretty Mediterranean style garden which again is private with a slate patio, gravelled path and borders with an array of shrubs, bushes and plants. Being located in a valley the garden is sheltered and designed to be of low maintenance - a great feature of this home.

DETACHED GARAGE 20' 4" x 9' 3" (6.19m x 2.82m)

Power and light connected.

LAUNDRY ROOM 6' 10" x 5' 2" (2.08m x 1.57m)

Power, light and water connected.

STORAGE ROOM 7' 2" x 5' 3" (2.18m x 1.60m)

Power and light connected.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.

DIRECTIONS

From Loggans Moor Roundabout in Hayle, proceed along Marsh Lane, then Grist Lane to Angarrack, when reaching the crossroads in the middle of the village, turn left, proceed 150 yards and turn right in to Back Lane. The property will be identified 150 yards down the road on the right-hand side. If using What3words: proof.trades.positives



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Stunning detached bungalow
- Sought-after location
- Three bedrooms
- Principal bedroom with en-suite
- Mediterranean-style gardens
- Timber-decked sun terrace
- Detached garage, two parking spaces
- Double glazing
- Air-source heating
- Useful exterior laundry room and additional shed



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