



Trevarnon Lane
Connor Downs
Hayle

TR27 5DL

Asking Price £500,000

- DETACHED FOUR BEDROOM CHARACTER FAMILY HOME
- FORMER SUNDAY SCHOOL
- GARAGE AND LARGE WORKSHOP
- SPACIOUS LIVING ACCOMMODATION
- TWO ENSUITE BEDROOMS
- SOLAR PANELS
- LEASEHOLD - NO CHARGES



Tenure - Leasehold

Council Tax Band - E

Floor Area - 2494.40 sq ft



4



3



2



C79

Entrance door with attractive stained glass, opening into..

ENTRANCE VESTIBULE

8'10 x 3'7 (2.69m x 1.09m)

Tiled floor, heating radiator, space for shoes. Door into..

CLOAKROOM

Concealed cistern w/c, inset wash hand basin with tiled surround, heating radiator, tiled floor.

Attractive stained glass window to the side, inset spot light, small built in cupboard.

RECEPTION HALLWAY

13'7 x 13' (maximum into stairs) (4.14m x 3.96m (maximum into stairs))

Fitted carpet, beamed ceiling, double glazed window to the front with deep cill, built in bench seating, staircase to first floor level, built in cupboard. Door into..

STUDY

16'1 x 8'6 (4.90m x 2.59m)

Fitted carpet, beamed ceiling, fitted shelving with storage below, heating radiator, double glazed window to the front with deep window sill. Double doors leading into..

LOUNGE

16'5 x 12'5 (5.00m x 3.78m)

Fitted carpet, plate shelf, beamed ceiling, large window to rear with views over the rear garden, glazed door to the side. Heating radiator, Feature inglenook fireplace with wooden mantle piece, wood burning stove on slate hearth.

KITCHEN/BREAKFAST ROOM

18'5 x 13'10 (5.61m x 4.22m)

Fitted with a range of base units with tiled work surface over. Gas fired Rayburn with two hot plates and two ovens. Space for cooker with tiled splash back.

Vinyl flooring, large stainless steel sink and drainer with tiled splash back, glass display cabinet. Door to walk in pantry with tiled floor, fitted shelving, space for fridge freezer.

Breakfast area - Vinyl flooring, built in cupboard, large window to the rear, built in bench seating, heating radiator, obscured glazed door opening into..

UTILITY ROOM

8'1 x 6'10 (2.46m x 2.08m)

Tiled flooring, gas boiler, space for dishwasher, fridge freezer and washing machine. Stainless steel sink and drainer, tiled work top, built in cupboards, double glazed window to the side.

From the reception hallway, stairs lead to..

FIRST FLOOR LANDING

Fitted carpet, heating radiator, feature circular window to the side, built in airing cupboard, loft access.

BEDROOM

12'8 x 11'2 (3.86m x 3.40m)

Fitted carpet, double glazed window to the rear, heating radiator, beamed ceiling, built in wardrobe, door to..

ENSUITE BATHROOM

Panel enclosed bath with mixer taps and shower attachment over, tiled walls, pedestal wash hand basin, low level w/c, heating radiator, fitted carpet.

BEDROOM

11'4 x 9'11 (3.45m x 3.02m)

Fitted carpet, beamed ceiling, built in wardrobe, heating radiator, double glazed window to the front, door to...

ENSUITE

5'9 x 5'1 (1.75m x 1.55m)

Corner shower cubicle with electric shower, pedestal wash hand basin, low level w/c, small built in cupboard, heating radiator.

BEDROOM

18'2 x 10'1 (narrowing to 10'8) (5.54m x 3.07m (narrowing to 3.25m))

Fitted carpet, double glazed window to the front, heating radiator, wash hand basin, built in cupboards. Steps up to raised



sleeping platform with storage below, ceiling mounted spot lighting.

BEDROOM

13'10 x 9'3 (4.22m x 2.82m)

Fitted carpet, double glazed window to the rear, exposed beams, fitted shelving, heating radiator, wash hand basin.

BATHROOM

9'3 x 7'3 (2.82m x 2.21m)

Panel enclosed bath, tiled surround, mixer tap with shower head attachment, low level w/c, pedestal wash hand basin, heating radiator, double glazed window to the rear, vinyl flooring, door into airing cupboard. Beamed ceiling.

ATTIC

35'1 x 18'0 (10.69m x 5.49m)

With potential to convert into additional accommodation (subject to planning and building regulations). High pitched roof, partially boarded floor, two lights and a circular window to the side with distant views.

OUTSIDE

A shared access leads to a driveway, providing offroad parking for up to five vehicles, leading to..

GARAGE

25'1 x 13'3 (7.65m x 4.04m)

Fitted with an electric up and over door, pitched roof with storage, three -phase power supply, door and double glazed window to the side.





Trevarnon Lane, Connor Downs, Hayle, TR27 5DL

GARAGE / WORKSHOP

28'1 x 13'11 (8.56m x 4.24m)

With planning passed for the workshop for change of use to business usage.

Currently loosely divided into two rooms, door into garage, electric roller door to the front, two windows, door to the side, fitted sink.

REAR GARDEN

The rear garden offers a high degree of privacy and is laid mainly to lawn with mature palms, enclosed by fencing, steps up to a raised patio area with ample space for table and chairs.

Timber shed (9'6 x 6'6) with power and light supplied, and a separate greenhouse.

Located within the garden is a useful back up generator, which could be easily adapted to power the whole house if required as all the cables are in place.

AGENTS NOTE

The workshop has planning for change of use for small business usage.

The property benefits from solar panels fitted to the roof which are owned by the vendors, this will transfer to the new owners on completion.

The vendor informs us the solar panels generated over £2000 income last year..

Tenure: Leasehold, 999 year lease from 1831. No ground rent or maintenance payable.

SERVICES-

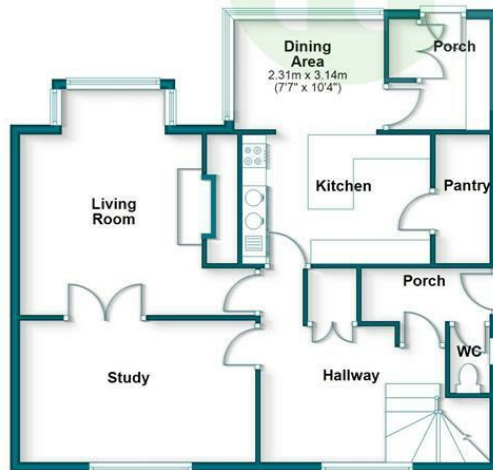
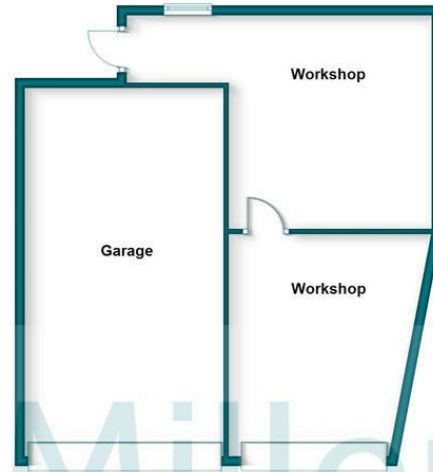
Mains water, drainage, gas and electricity.



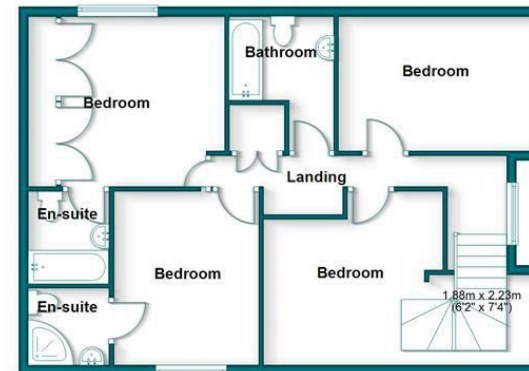
Directions To Property

From our Hayle office, proceed towards Connor Downs, taking the second exit at Loggans Moor roundabout. Proceed up Carwin Rise onto Connor Hill. Turn left onto Mutton Hill, past the Primary School and turn right onto Trevarnon Lane. The property will soon be seen on your left.

Ground Floor
Approx. 155.8 sq. metres (1677.1 sq. feet)



First Floor
Approx. 75.9 sq. metres (817.3 sq. feet)



Total area: approx. 231.7 sq. metres (2494.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		79	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request



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