

Gwithian, Hayle, Cornwall, TR27



£595,000

Unique opportunity to acquire a freehold chalet enjoying panoramic views across St Ives Bay with a self contained annexe suitable for dependant relative/holiday letting use.

An-Gorhel: Sun Lounge, Sitting Room, Kitchen/Breakfast Room, Master Bedroom (en-suite), 4 Further Bedrooms, Shower Room

Annexe: Open Plan Living/Kitchen Area, Bedroom, Shower Room. Outside: Front & Rear Gardens & Garaging.

Miller Countrywide, Estate Agents in Cornwall & Devon

Accommodation

5 - 6 Bedrooms

2 - 3 Receptions

3 Bathrooms

Sun Lounge: 6.6m x 2.3m

An impressive room with a range of large picture windows to the front elevation taking in the stunning panoramic view. To one end of the room is a former walkway which is now enclosed to form a storage room being: 18'8" x 3'9" with a window to the side elevation and further Velux window above. From the Sun Lounge double French doors give access to the:

Sitting Room: 5.6m x 4.3m

This room is dual aspect with a UPVC window to the rear elevation and a beautiful bow fronted multi-paned window to the front elevation enjoying the aforementioned views. This room is part panelled with display and book shelving, exposed beams, night storage heater and a multi-paned glazed door to the:

Kitchen/Breakfast Room

Kitchen Area: 4.9m x 2.5m

A dual aspect room with a UPVC part glazed door giving access to the rear gardens. The Kitchen is fitted with a selection of contemporary white fronted base and wall cupboards with a roll edge worktop, tiled splash backs, integral 1½ bowl sink and drainer, breakfast bar, glazed display cupboard, dishwasher, fitted electric oven and grill, fitted fridge/freezer, exposed beams.

Breakfast Area:

Having a wall mounted night storage heater, panelled elevations, exposed beams, staircase leading to the First Floor, doors to:

Master Bedroom: 4.0m x 3.1m

A delightful room with a range of fitted wardrobes, a dressing table with a multi-pane window above enjoying the aforementioned views, painted panelled walls, concealed doorway to:

En-Suite

Comprising twin grip bath, close coupled WC, pedestal hand wash basin, shaver

light and point, wall mounted electric heater, obscure glazed window to side, louvre fronted double wardrobe providing additional hanging/ shelving space.

Study/Bedroom: 2.4m x 2.3m

Currently fitted with a range of home office furniture with a UPVC window to the rear.

Shower Room:

Comprising an electric shower in cubicle with etched glass folding screen, pedestal hand wash basin, close coupled WC, tiled elevations, obscure glazed window to side.

First Floor Landing

With an obscure glazed window to the rear elevation, exposed beams, seating/shelving area, double doors to storage, painted wood flooring, doors to:

Bedroom 2: 3.6m x 3.0m

Some limited headroom, exposed beams, window to side elevation enjoying a view towards Lelant and St Ives.

Bedroom 3: 4.0m x 3.7m

Areas of exposed beams. UPVC double glazed window to side elevation, Enjoying views to Godrevy Lighthouse.

Bedroom 4: 2.8m x 2.5m

some restricted headroom) UPVC glazed window to the rear elevation. Built in wardrobe providing hanging space.

Outside:

The property has an enclosed area of lawn, a low boundary wall with a gate and steps up to the front door and pathway giving access to the rear gardens. The rear garden is enclosed by fencing on two sides and the garage to the rear with an access gate to the lane.

Garage: 6.5m x 3.4m

Double doors, window to side, light and power connected, base unit with stainless sink and drainer and cold water supply.

Side Gardens:

ANNEXE

Covered entrance lobby with part glazed door to the:

Open plan living/kitchen area:

4.3m x 4.0m overall

Being triple aspect with obscure glazed windows to the side and rear elevation. Further UPVC window to the front elevation enjoying views towards St Ives.

Kitchen Area:

Fitted with a selection of solid wood fronted base cupboards with roll edge work top inset stainless steel sink and drainer, tiled splash backs, space for free standing electric cooker, wall mounted electric water heater.

Shower Room:

Comprising an electric shower in corner cubicle, close coupled WC, pedestal hand wash basin, wall mounted electric water heater, heated towel rail, obscure glazed window to the rear elevation.

Bedroom: 2.9m x 2.4m

Window to the front elevation, cupboard housing the consumer units.

Miller Countrywide, Estate Agents in Cornwall & Devon

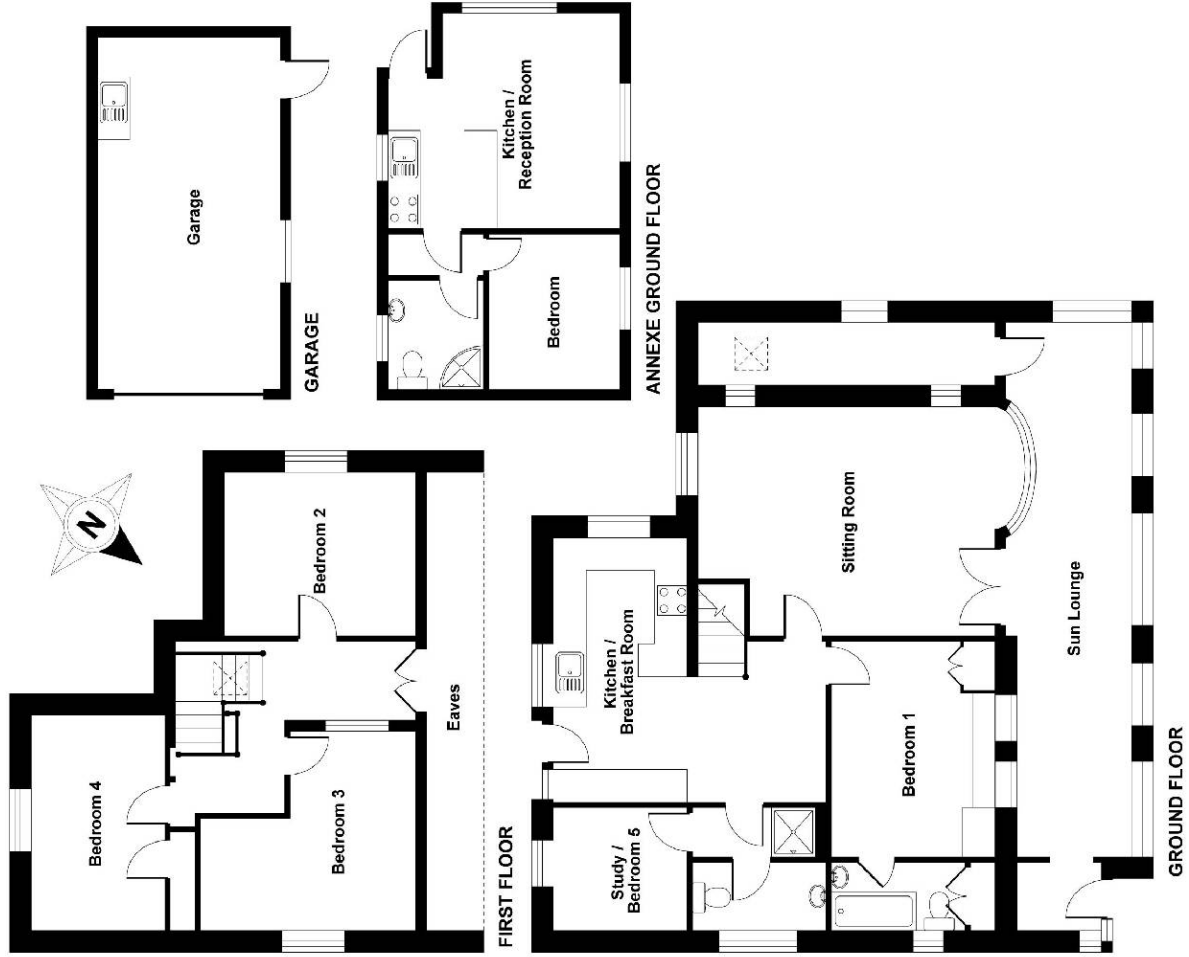
Pictures



Floorplans

Gwithian Towans, Hayle TR3

APPROX. GROSS INTERNAL FLOOR AREA, 2237 SQFT / 207.8 SQM
(includes Detached Garage & Annexe)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Miller Countrywide and no guarantee as to their operating ability or their efficiency can be given.

Copyright nichecom.co.uk 2009 Produced for Miller Countrywide REF : NH092193

Miller Countrywide, Estate Agents in Cornwall & Devon

Energy Performance Certificate