



Fore Street
Hayle, Cornwall

LODGE & THOMAS

ESTABLISHED 1892

71 & 71a Fore Street,
Hayle, Cornwall TR27 4DX

Guide Price: £345,000 Freehold

A very rare opportunity to purchase a mixed-use character property comprising prominent well appointed office premises with beautifully presented two bedroom duplex accommodation above enjoying stunning views across Copperhouse Pool.

- Opportunity to acquire a well-situated, mixed commercial and residential property
- 481 sq ft office accommodation on the ground floor
- Recently refurbished two bedroom accommodation on the first and second floors.
- Useful detached store room/office
- Timber decked outside space and rear garden
- Lovely water views over the tidal Copperhouse Pool
- Central location with many close by amenities

A handsome period property with painted rendered elevations beneath a slate roof with ornate ridge tiles and decorative finial together with dormer and Velux windows. Well thought out decking areas to the rear provide space for sitting out and relaxing.



First & Second Floors

Beautifully presented two bedroom duplex accommodation that has been recently renovated to an extremely high standard with wood effect flooring, white painted interior decorations, antique style radiators, refitted kitchen breakfast room, opulent bath and shower room facilities, together with sunny decking and sitting out areas to the rear.

This unique property is warmed by gas fired central heating, and enjoys incredible views to Copperhouse Pool, King Edward Walk and Phillack Church in the distance.

Part glazed external door to side leads to an attractive glazed entrance porch with part tessellated floor, leading to the entrance hall, again with colourful tessellated floor and understairs cupboard. An ornate staircase with turned balustrade rises to the first floor landing area with door leading to a stunning dual aspect living room with oriel bay window taking in the 180° views across Copperhouse Pool and to King Edward Walk and Phillack Church. This attractive living room has a feature fireplace with marble hearth, wood effect floor, antique style radiators and large sash windows with low sills, allowing light to flood in, and giving an amazing opportunity to see the tidal waters of Copperhouse Pool.

From the landing, a sliding door gives access to the newly fitted kitchen with a range of floor and wall mounted cupboards and pan drawers, fitted Miele gas-fired hob, window seat beneath large sash window and wood effect flooring.



Outside

There is a lovely space at the rear of the property accessed from the kitchen breakfast room in the residential apartment comprising decking areas perfect for sitting out and relaxing.

Ground Floor Office

A prominent commercial ground floor premises, most recently used as offices, but potential for retail or café/takeaway uses subject to consents. Extremely well presented main office with large shop window to front, attractive tiled floor, good ceiling heights and light bright decorations throughout. A useful rear office, staff facilities, and further detached storage room to the rear.



Situation

The town of Hayle has a comprehensive and varied range of shopping, schooling and health services, and boasts a station on the main Paddington to Penzance railway line. Cornwall's main arterial road, the A30 at Hayle provides good daily commuting access to Penzance, about 8 miles to the west, Camborne about 6 miles to the north-east and the City of Truro, the main administrative commercial and retail centre, about 19 miles to the east.

Services: Mains gas, electricity, water and drainage. None of these services have been tested and therefore no guarantees can be given.

Council Tax: A **EPC:** G **Ground floor Rateable Value** £3,700

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. We understand there is a right of way over the neighbours' land to the rear, to access their garden area and parking.

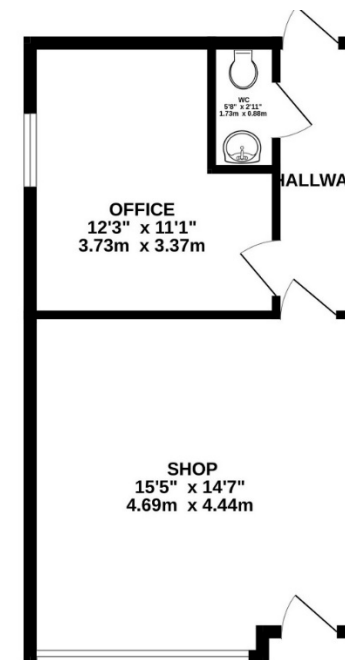
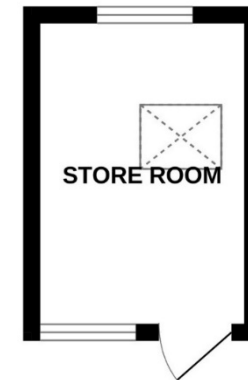
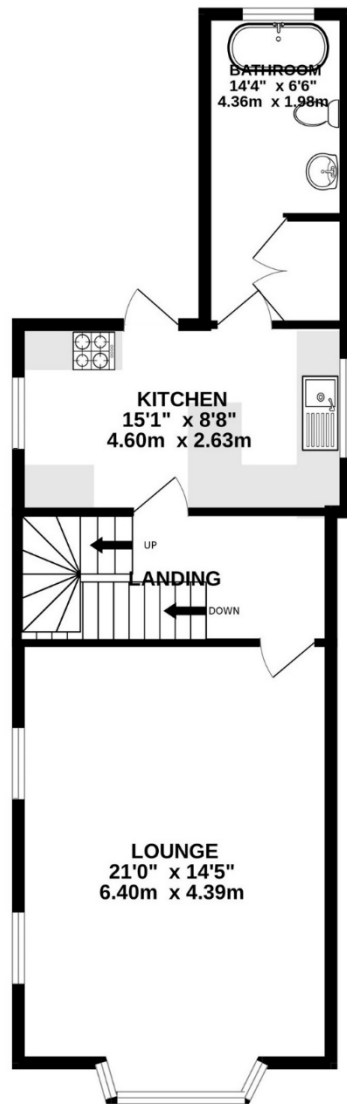
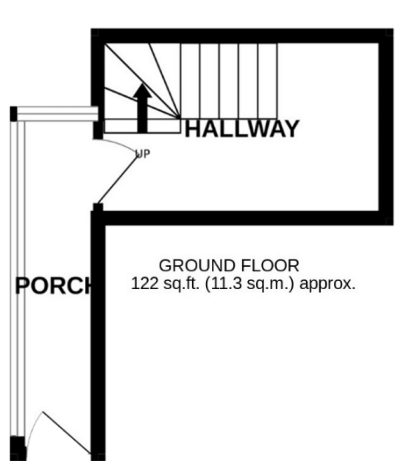
Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.

Viewings. By appointment with the vendors sole agents, Lodge and Thomas 01872 272722.

Directions: Located close to the centre of Copperhouse at the eastern end of Hayle.

what3words.com/rejoined.envy.boggles





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