



20 Penpol Road,  
Hayle

LODGE & THOMAS  
ESTABLISHED 1892



**20 Penpol Road,**  
Hayle, Cornwall TR27 4AD

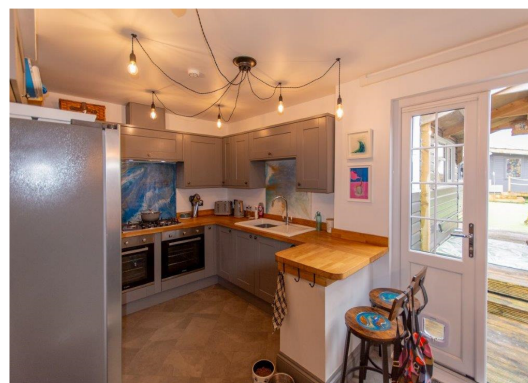
**Guide Price - £340,000**

- Beautifully presented Victorian townhouse
- Tastefully refurbished to a high standard
- Practical 3 bedroom/2 reception accommodation
- Useful garden room with shower and wc
- Good size enclosed level garden
- Moments from the school, harbour and amenities

A wonderfully warm and inviting period home, refurbished for modern living yet retaining many character features. Highly recommended for families and couples seeking a practical home in a convenient town location.

This appealing stone fronted townhouse features prominent bay windows and has been much improved in recent years. The roof has been retiled and the windows replaced with uPVC sash double glazing having a smart anthracite external colour and white internal finish. These complement the partial rewire including new consumer unit and installation of gas central heating together with contemporary kitchen and bathroom furniture. Stripped pine doors with matching stair rail and banisters and original fireplaces retain and enhance upon some of the original character.

Hidden away behind the house is a generous enclosed garden, specifically designed for entertaining with a covered outside kitchen, hot tub and large timber cabin, playfully set up as a novelty pub!



## Location

The harbour town of Hayle has a long and fascinating history, much of which is built upon its industrial dominance in the 19<sup>th</sup> Century as both a foundry town and a thriving copper ore exporter from the harbour, located as it is at the head of the Hayle Estuary. Today it is still a bustling town famed for its stunning beaches which include the 4 mile long stretch of golden sands leading up the coast to the Godrevy Lighthouse featured in a Virginia Woolf novel. It is a rapidly expanding town popular for its many and varied shopping, schooling, health and recreational facilities that the town has to offer. The A30, Cornwall's main arterial route, skims the town making for easy access to many larger towns such as Penzance, Camborne and Redruth.

**Services:** Mains electricity, gas, water and drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band:** C **EPC:** C **Tenure:** Freehold

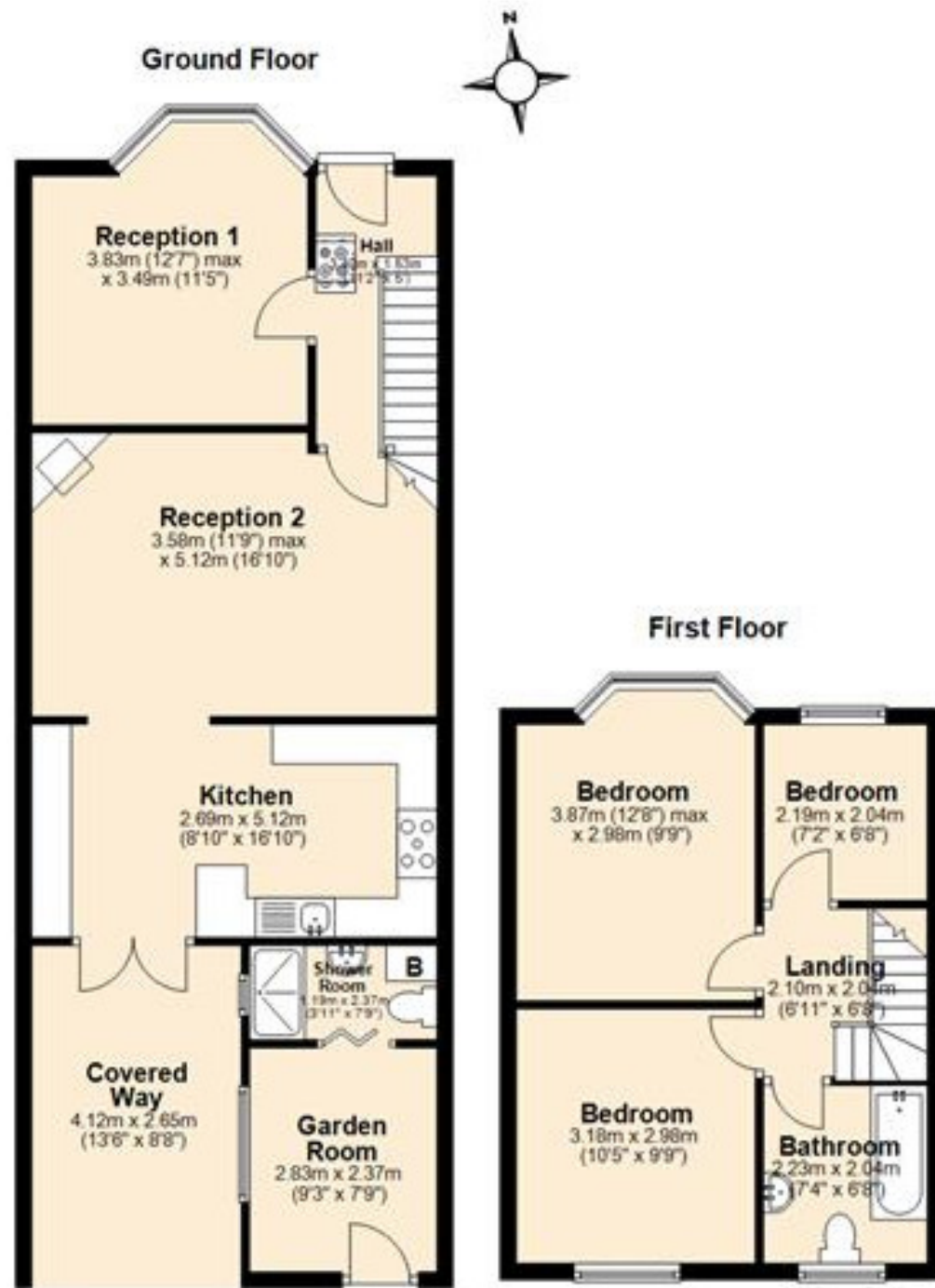
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**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 these particulars.

**Viewings:** Strictly by appointment with the sole selling agents Lodge & Thomas.

**Directions:** From the St Erth roundabout on the A30, take the exit signposted Hayle and follow the road along the causeway with the estuary to your left. At the roundabout, shortly after passing under the viaduct, take the second exit toward Helston and then very quickly turn left into Penpol Road. The property for sale will be found a short way along on the right hand side.

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