



47 Churchtown,
Gwinear, Hayle

LODGE & THOMAS

ESTABLISHED 1892

47 Churchtown,
Gwinear, Hayle TR27 5JL

Guide Price - £175,000

- Character cottage for repair & improvement
- Three bedrooms
- Majority uPVC double glazing
- Oil-fired heating
- Long garden with various dilapidated outbuildings
- Popular hamlet in central location

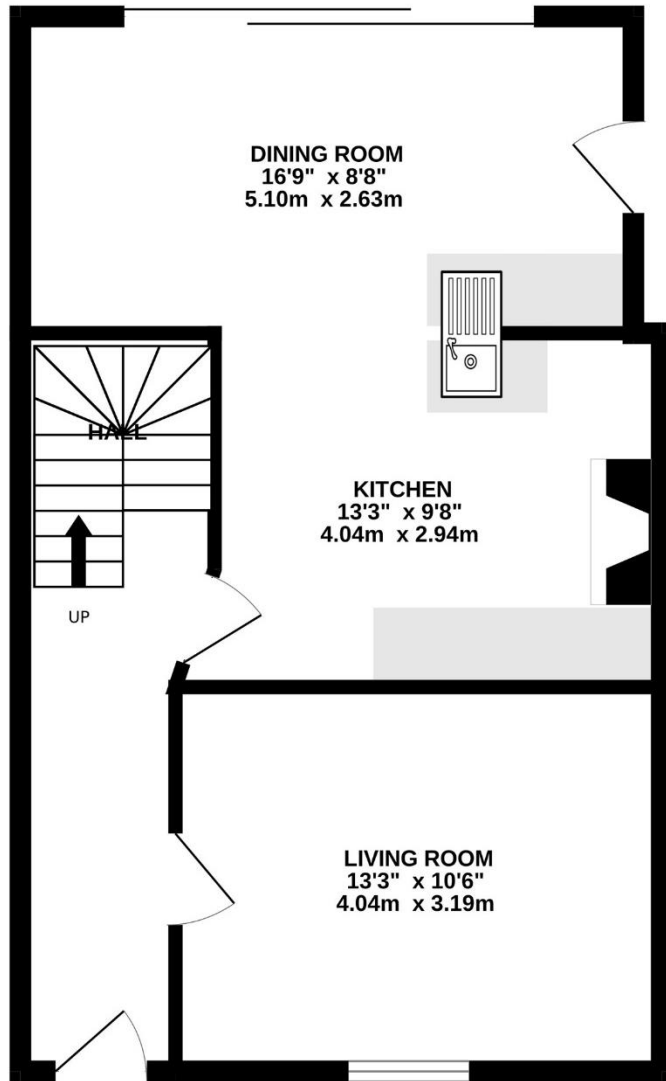
This three bedroom end terrace cottage requires repair and improvement to complement the works that have already been carried out, and is located in a popular location near the harbour and foundry town of Hayle.

This traditional stone built cottage has already received the benefit of an extension, re-roofing and the installation of both uPVC double glazing and oil-fired central heating to the majority of the property. It does however, require considerable work to create a warm and inviting family home where there would be a hallway, lounge with fireplace and generous kitchen/diner on the ground floor, complemented by three bedrooms (one with shower) and a bathroom at first floor.

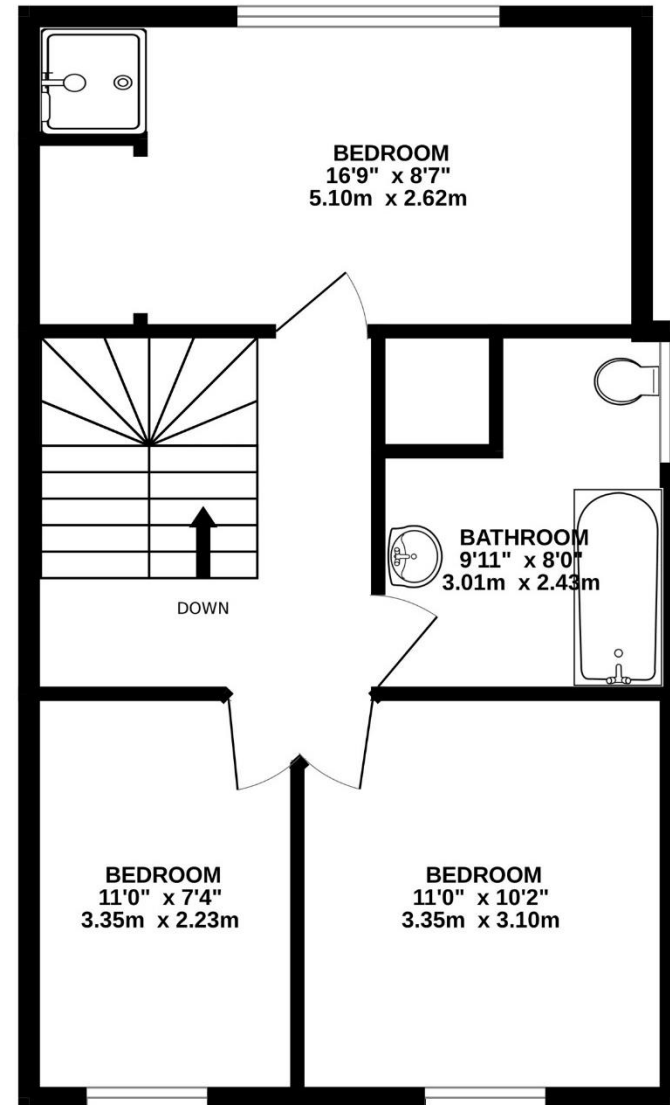
The cottage fronts the pavement with on-road parking, whilst to the rear there is a long garden that requires clearing abutting fields.



Ground Floor



First Floor



Location

Gwinear is a small rural hamlet 3½ miles outside of Hayle. It is popular for its quiet setting away from the hustle and bustle of the town, and for its central location to the major towns in west Cornwall. Whilst the respected Gwinear primary school is only ½ a mile away, there is a much wider range of schools, shops, health and commercial amenities available in the historic town of Hayle. Here there is a stop on the Penzance to Paddington main railway line, and a harbour that opens out into the estuary and St Ives Bay. Nearby are the larger towns of Penzance (11 miles) Camborne (4 miles), Redruth (11 miles) and the stunning coastline at Gwithian and Godrevy are 5 miles to the north.

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

Council Tax Band: A **EPC:** F **Tenure:** Freehold

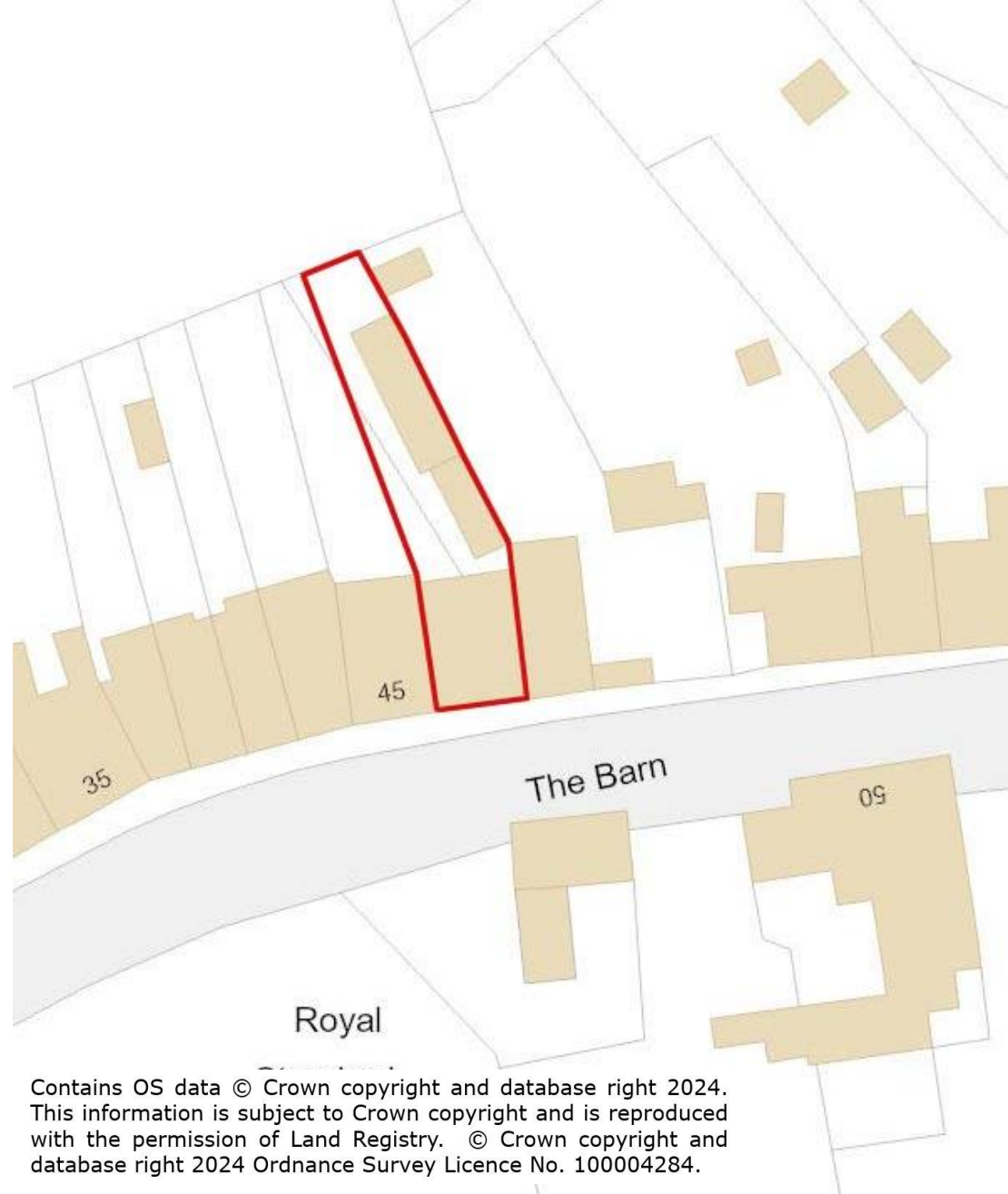
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. The pathway leading from the back garden to the front is shared with number 45.

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 Loggans Moor roundabout on the outskirts of Hayle, take the exit leading into the town. At the roundabout in front of Lidl turn left into Albert road and after approximately ¼ of a mile turn left again signposted Gwinear. Follow this road into the hamlet of Gwinear where the property for sale will be found on the left hand side identified by a Lodge & Thomas for sale board.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

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Estate Agents
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