



59 Churchtown,
Gwinear, Hayle

LODGE & THOMAS
ESTABLISHED 1892

59 Churchtown,

Gwinear, Hayle, TR27 5JL

Guide Price - £200,000 Freehold

- Charming Cottage
- Two Bedrooms
- Quiet Position
- Rural Outlook
- Long Cottage Garden

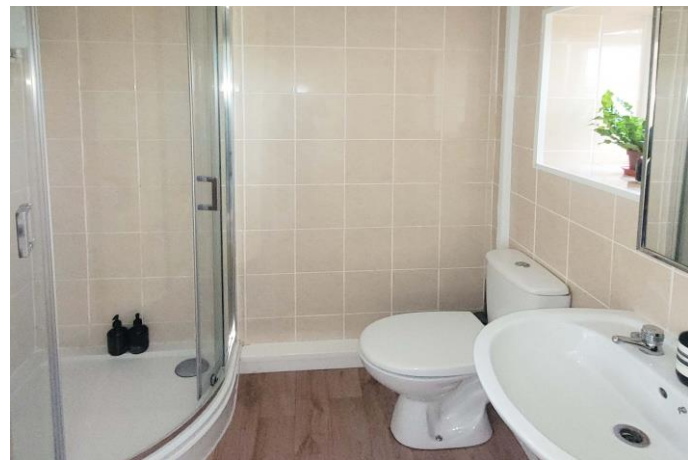
A beautifully presented two bedroom cottage set in a quiet, traffic-free position in the heart of the village. Long cottage style garden and surrounded by farmland.

The Property

59 Churchtown is an end of terrace character cottage enjoying a quiet, traffic-free position being approached along a pedestrian access lane near to the village centre, where there is plenty of on road parking available. The cottage has undergone a scheme of refurbishment and improvement during our client's ownership and now offers beautifully presented accommodation which is surprisingly light.

The accommodation comprises open plan kitchen, sitting, dining room to the ground floor with two bedrooms and a shower room to the first floor. From the first floor are views across the neighbouring fields and to the front the views extend as far as Hayle and St Ives on a clear day. Windows and doors are in PVCu double glazing and electric radiators have been installed throughout. To the front of the cottage is a large, level lawn providing plenty of space for sitting out and there is a new timber garden shed (10' x 7') included in the sale.





EPC E Council Tax Band B

Services

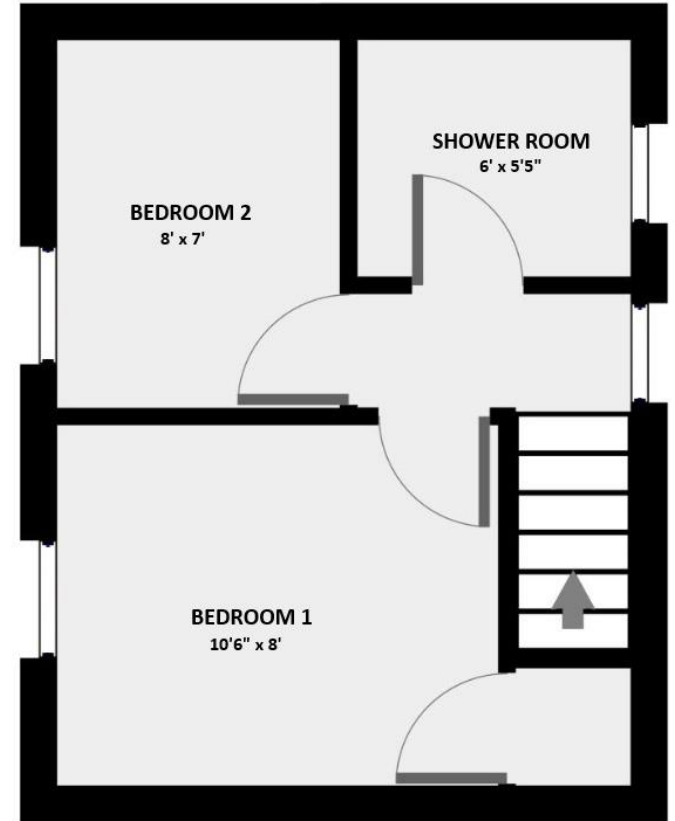
Mains water, electricity and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. Please note the two neighbouring properties have the benefit of a pedestrian right of way in front of the cottage (between the cottage and front garden).

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.



Location

Gwinear is a small village on the outskirts of Hayle and offers a parish church, village hall and pre-school. Hayle is an expanding town on the north Cornish coast which boasts wonderful, sandy beaches as well as a range of every day facilities and amenities including supermarkets, eateries, Hospital, primary school, tennis and bowling clubs as well as a mainline railway link to London (Paddington).

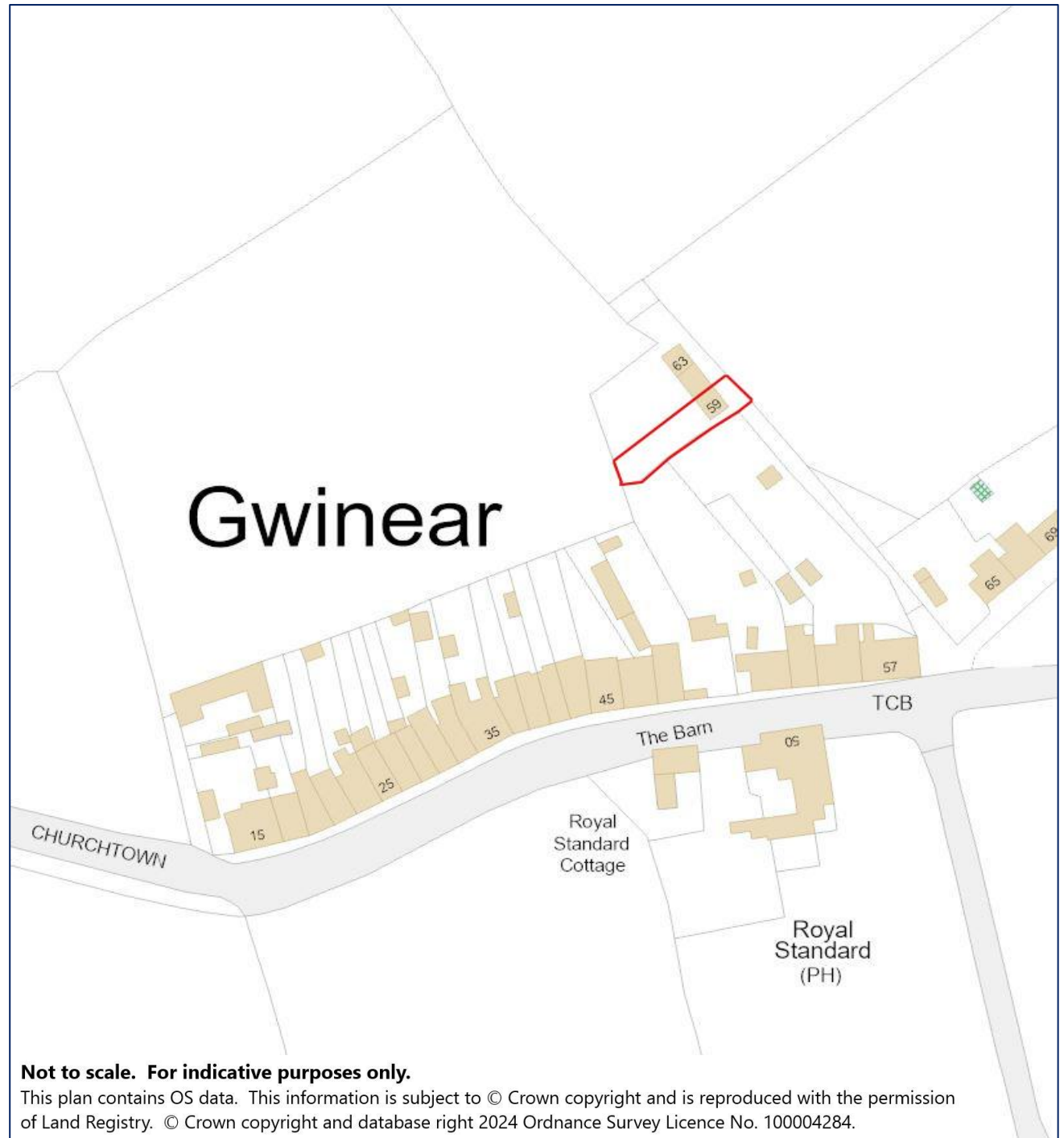
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

Entering Gwinear and passing the church on the right hand side, continue along Churchtown and after passing number 57 enter the pedestrian lane on the left. Follow the lane and number 59 will be the first property you come to.

What3words///consults.pursuing.keys





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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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