

**Trinity House,
Trevarnon Lane,
Connor Downs, Hayle,
Cornwall, TR27 5DL**



£450,000

- Spacious Detached 4/5 Bed Cottage**
- Stylish 1 Bedroom Annexe**
- Attractive Level Gardens**
- EPC Rating D**
- Large Living/Dining Room, Study & Good Sized Kitchen**
- Ample Parking & Large Carport**
- Village Location**



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This attractive detached cottage has many original features including a beautiful granite fireplace, beamed ceilings and hand crafted doors. On the ground floor there is a large open living room with a steps up to the dining area, a study, the kitchen, a WC, bathroom and further office (or downstairs bedroom). On the first floor there are 3 good-sized double bedrooms and a single.

Trinity House also benefits from having an attached one-bedroom annexe to the rear of the property with an open plan kitchen/dining/living room with a vaulted and beamed ceiling, a spacious master bedroom and bathroom. Ideal for use as a granny annexe or for potential income as a let. The gardens are very pretty with mature shrubs and fruit trees and the rear gardens backs on to open fields. There is ample parking on the gavelled driveway and a large carport.

Accommodation Dimensions Are Approximate

Covered Porch	Granite step up to half glazed upvc double glazed front door with light over. Opens into
Entrance Hall	Radiator. Ceramic tiled floor. Wide stairway to the first floor. Doors to
Living/Dining	24' 11" x 16' 11" (7.6m x 5.15m) Narrowing to 3.52m in the Dining Area. Upvc window and and 3/4 double glazed door to the front aspect. The focal point of this lovely room is the attractive granite fireplace with inset log burner and slate hearth. Beamed ceiling. Radiator. Step up to the dining area with upvc window to the front aspect with deep sill. Built-in shelves. Radiator. Door to
Inner Hall	Doors to Study, boiler cupboard & opening to Kitchen.
Study	10' 2" x 10' 8" (3.11m x 3.26m) 2 Windows to the front aspect. Radiator.
Cupboard	Housing Ariston boiler. Ample storage & shelves. Ceramic tiled floor.
Kitchen	21' 6" x 8' 8" (6.56m x 2.64m) Window to the side aspect. 3 Windows to the rear aspect looking out over the very pretty rear garden. Upvc half glazed door to the rear garden. Range of cream Shaker style base and eye-level units. Range cooker with 5 ring gas burner hob and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Beamed ceiling. Step down to breakfast/dining area. Ceramic tiled floor.
Inner Hall	5' 10" x 2' 9" (1.78m x 0.83m) Ceramic tiled floor. Radiator. Doors to
WC	5' 9" x 3' 1" (1.74m x 0.94m) Opaque glazed window to the side aspect. Wall hung wash hand basin. Close couple WC. Ceramic tiled floor.
Bathroom	9' 8" x 6' 2" (2.94m x 1.87m) 2 Opaque glazed windows to the side aspect. Close couple WC. Corner shower unit with mains supply shower. Pedestal wash hand basin. Bath. Ceramic tiled floor. Radiator. Down-lighters.

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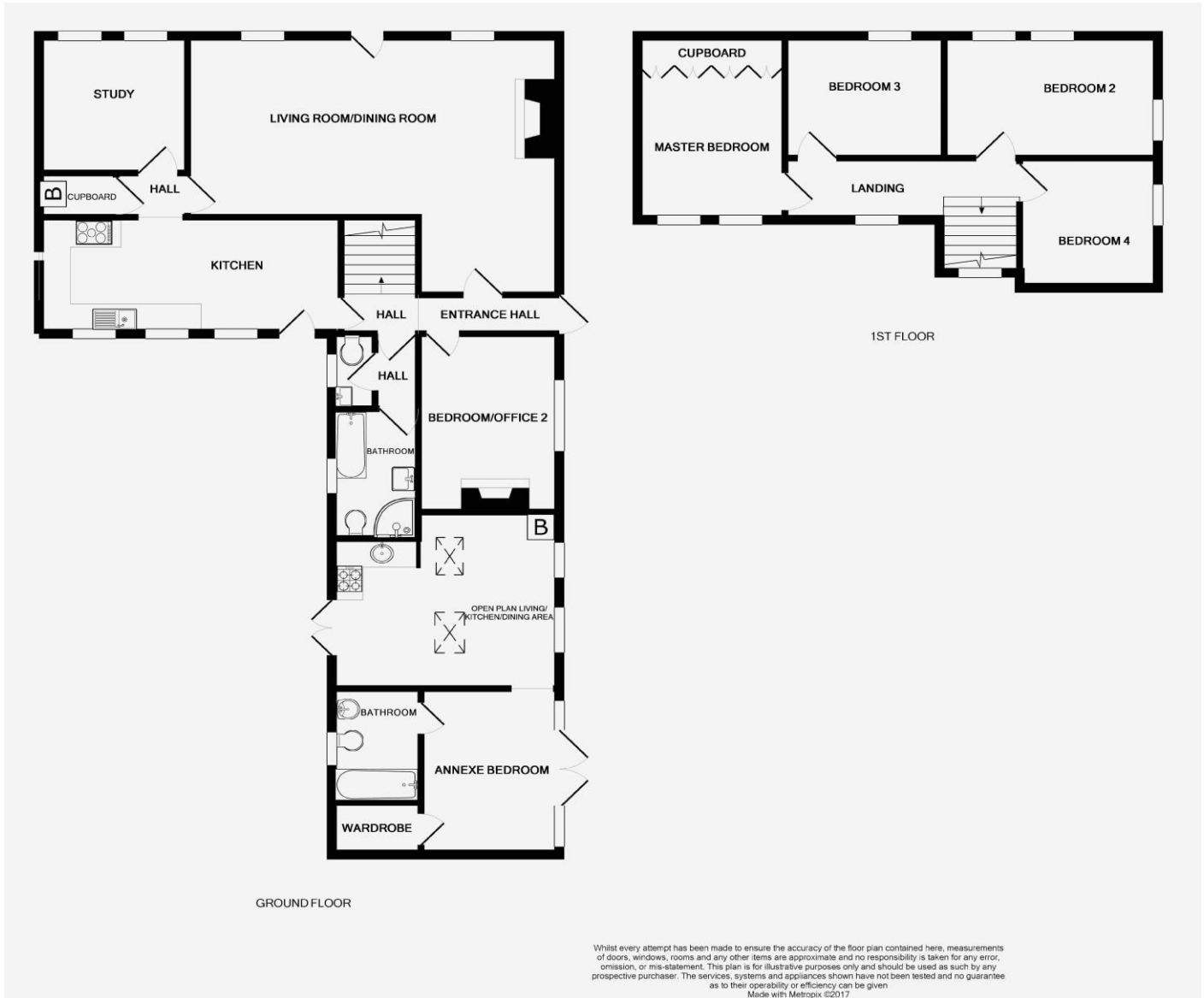
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- Bedroom/Study 2 13' 6" x 10' 0" (4.12m x 3.06m) Large window to the side aspect with deep sill. Lovely stone painted fireplace with cupboards to either side. Radiator.
- Wide stairs to first floor
- Bedroom 4 8' 7" x 10' 11" (2.61m x 3.33m) There is a small step down. Some limited head height. Window to the side aspect. Beamed ceiling. Radiator
- Bedroom 2 16' 5" x 8' 10" (5.00m x 2.7m) 2 Windows to the front aspect with deep sills. Window to the side aspect. Radiator.
- Hall 9' 10" x 3' 3" (3.00m x 1m) Small window to the rear aspect.
- Bedroom 3 8' 9" x 11' 5" (2.67m x 3.49m) Window to the front aspect with deep sill. Radiator.
- Master Bedroom 10' 6" x 11' 5" (3.21m x 3.48m) There are steps up into this room. Measurements do not include built-in wardrobes. 2 Good sized windows to the rear aspect overlooking the rear garden and with lovely rural views beyond. Built-in cupboard/wardrobe along one wall. Beamed ceiling. Radiator.
- Annexe This 1 bedroom annexe is accessed via the back garden to the cottage (or through the french doors from the bedroom to the driveway/side aspect)
- Kitchen/Diner 10' 7" x 7' 2" (3.23m x 2.18m) Upvc French Doors . Matching base and eye-level units. Space and gas supply for oven. Stainless steel sink and drainer. Space and plumbing for washing machine and fridge/freezer. Radiator.
- Living Area 12' 8" x 12' 8" (3.85m x 3.85m) Beamed vaulted ceiling with 2 Velux windows letting in lots of light. 2 Double glazed windows to the side aspect. Cupboard housing Ariston boiler.
- Bedroom 11' 5" x 12' 6" (3.48m x 3.8m) Step down to double glazed French doors to side aspect with 2 fully glazed side panels. Beamed ceiling. Radiator. Doors to
- Cupboard 6' 3" x 2' 7" (1.91m x 0.78m) Useful storage space.
- Bathroom 6' 4" x 8' 6" (1.92m x 2.6m) Opaque double glazed window to side aspect. Bath with mains supplied shower over. Close coupled WC. Pedestal wash hand basin. Radiator. Small built in storage cupboard. Extractor fan.
- Outside Very pretty level garden with mature fruit trees and shrubs to the rear of the property. Garden shed. Large covered carport and ample parking on the gravelled drive.
- Directions From our office proceed towards Lidl, at the mini roundabout take the first exit onto Loggans Road towards Gwithian, follow this road and on entering Upton Towans take the right turn towards Connor Downs. Proceed to Connor Downs, going over the A30, and take the first left after the bridge, the property is the second on the left in Trevarnon Lane.

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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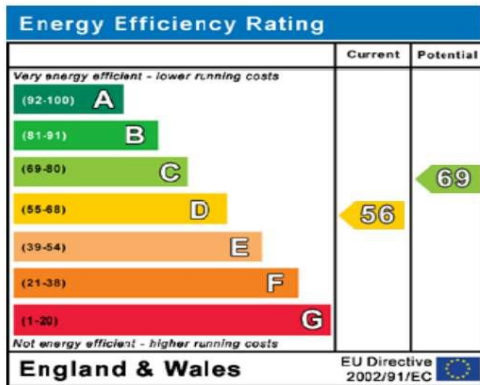
Energy Performance Certificate



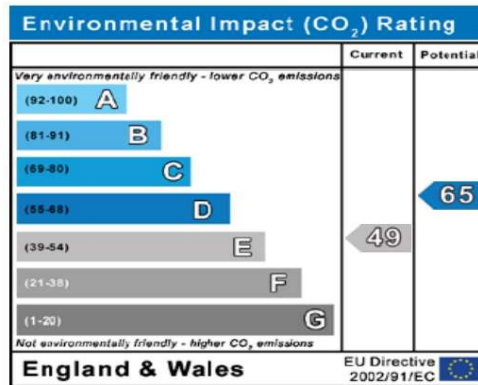
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Dwelling Type: Detached house
Date of Assessment: 03/09/2007
Date of Certificate: 10/09/2007
Reference Number: 0744-2827-6712-0403-1491
Total Floor Area: 146.02 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	305 kWh/m ² per year	206 kWh/m ² per year
Carbon Dioxide Emissions	7.5 tonnes per year	5.0 tonnes per year
Lighting	£80 per year	£57 per year
Heating	£691 per year	£488 per year
Hot Water	£145 per year	£96 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables on home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome