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**Carwin Rise,
Loggans, Hayle**

**£200,000
Freehold**





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Property Introduction

If you are looking for a charming, quirky cottage, this is most certainly the home for you.

Having a unique frontage and opening to a light and bright hallway with a grand staircase, the cottage offers character features that include a fireplace with wooden mantel and hearth, stained glass door and some unusually shaped rooms.

Offering deceptively spacious accommodation including a living room, kitchen and dining room (currently used as a bedroom) on the ground floor with two bedrooms, a study and family bathroom situated upstairs.

Outside, there is a generous enclosed and lawned front garden which incorporates a decked seating area and to the rear of the property, there is a courtyard-style garden with a garden shed. The property is double glazed and warmed via a gas central heating system.

Location

The property is situated in the heart of Hayle which is a popular town boasting three miles of golden sands and impressive sand dunes. There is easy access to the A30 trunk road which is approximately half a mile away, there are primary and secondary schools nearby along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles distant and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

ACCOMMODATION COMPRISES

Double glazed panelled door to:-

ENTRANCE HALL

Wall-mounted gas combination boiler, cupboard housing consumer unit and under stairs storage cupboard. Telephone point and stairs to first floor. Door to:-

LIVING ROOM 15' 2" x 12' 7" (4.62m x 3.83m) maximum measurements, irregular shape

Double glazed window to the front. Feature fireplace housing gas living-flame fire with slate hearth and surround and with wooden mantel over. Laminate flooring and TV point. Door to:-

KITCHEN 10' 0" x 9' 1" (3.05m x 2.77m)

Fitted with a range of matching wall and base units having adjoining roll top edge working surfaces. Inset electric oven with gas hob, inset one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine and space for fridge/freezer. Tiled flooring and complementary tiling to walls. Door to rear courtyard. Door to:-

DINING ROOM 9' 0" x 8' 2" (2.74m x 2.49m)

Two double glazed windows to rear. Laminate flooring and radiator. As previously mentioned, the dining room is currently being used as a bedroom. From entrance hall, dogleg staircase to:-

FIRST FLOOR LANDING

Access to loft space. Doors off to:-

BEDROOM ONE 11' 9" x 9' 5" (3.58m x 2.87m) irregular shape, maximum measurements

Double glazed window to the front. Range of hanging rails and shelving to wall. Radiator.

BEDROOM TWO 9' 6" x 8' 3" (2.89m x 2.51m) irregular shape, maximum measurements

Double glazed window to the front. Feature cast-iron fireplace with wooden mantel over. Radiator.

STUDY 7' 9" x 6' 0" (2.36m x 1.83m) maximum measurements

Laminate flooring.

BATHROOM

Double glazed window to rear. Fitted with a modern suite comprising of an independent glazed screen shower cubicle housing electric shower unit and panelled bath. Concealed cistern WC, wash hand basin inset to vanity unit with drawers under. Complementary wall tiling and laminate flooring. Radiator.

OUTSIDE FRONT

To the front of the property, there is a generous garden which is enclosed by panelled fencing and incorporates lawned and gravelled areas and a decked seating area. Outside tap.

REAR GARDEN

To the rear, there is a further gravelled courtyard area with outside tap and a shed which has power connected.

SERVICES

Mains water, electricity, drainage and gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

On approaching Hayle from the A30, proceed west from Loggans Roundabout and after a short distance, Loggans Cottage will be identified on the left-hand side immediately opposite 'Lidl' supermarket. If using What3words: ushering.grasp.adjust

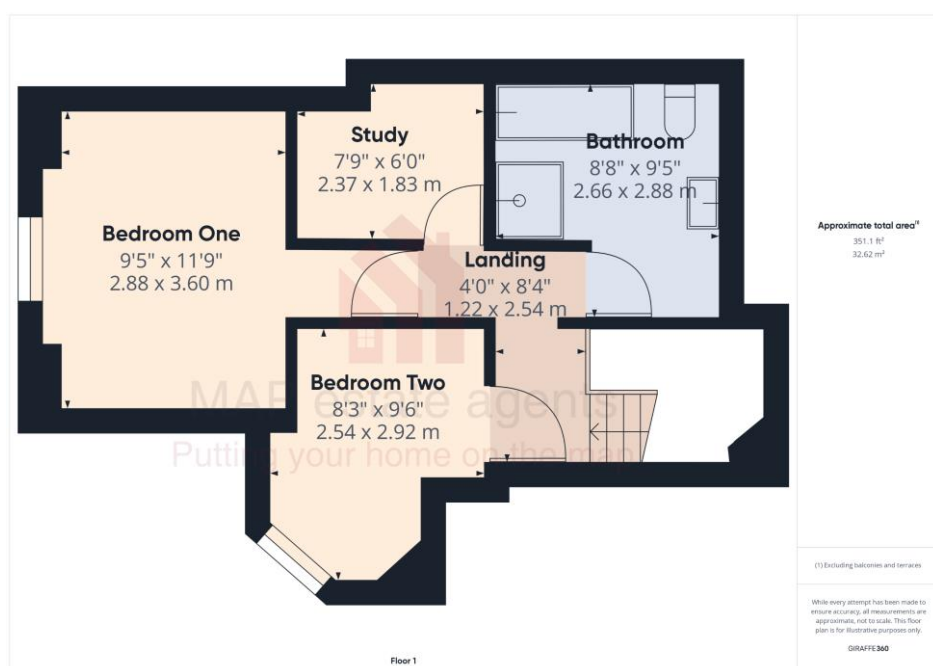


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Two bedroom cottage
- 15' Lounge
- Dining room and study
- Versatile accommodation
- Front garden
- Rear courtyard
- Ideal first time purchase
- Popular location with beaches in near vicinity
- Gas central heating
- Double glazing



01209 243333 (Redruth & Camborne)
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01326 702400 (Helston & Lizard Peninsula)

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sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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