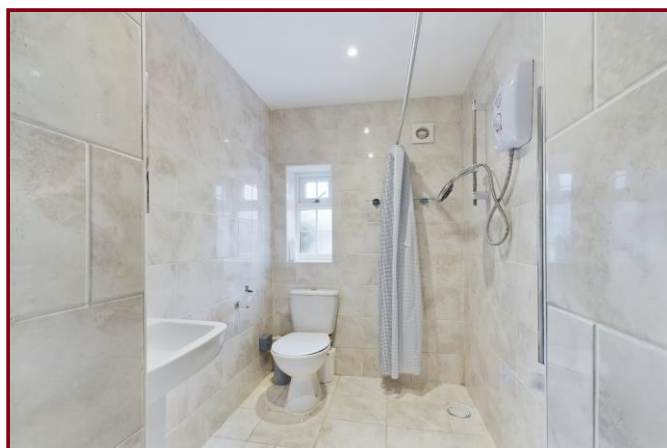




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Putting your home on the map

**Trevarnon Moor,
Connor Downs, Hayle**

**£425,000
Freehold**





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Property Introduction

A delightful detached period cottage offering most generous accommodation including four bedrooms situated in a rural position on a private road.

The cottage backs on to open fields yet is on the edge of Connor Downs with its village facilities including doctor, garage and public house and positioned only three miles from Hayle.

The property is double glazed, centrally heated and has parking and garaging.

Offered for sale with no forward chain.

Location

The village of Connor Downs is within a short drive of Hayle and Camborne and with easy access to the A30. Situated nearby is Rosewarne Manor, a well respected restaurant and also the Trevaskis Farm complex with a shop and dining facilities. Schooling is available in Connor Downs and also within two miles at Camborne. There is an Asda supermarket in Hayle and access to the sandy beaches at Gwithian which is popular for surfing and associated outdoor pursuits.

Connor Downs has been bypassed by the A30, the village has a lovely community feel with the hub being the Turnpike Inn Public House which serves food. Less than half a mile outside the village there is a petrol station and a Brewers Fayre which has accommodation and also serves food.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE PORCH

Door to:-

WET ROOM

uPVC obscure double glazed window. Electric shower and wash hand basin with mixer tap over. Heated towel rail and extractor fan.

LIVING ROOM 26' 9" x 10' 10" (8.15m x 3.30m) maximum measurements

uPVC double glazed windows to front aspect. Solid fuel stove. Two radiators. Beamed ceiling and stairs to first floor.

KITCHEN 16' 11" x 9' 3" (5.15m x 2.82m)

uPVC double glazed window to rear. Range of wall and base cupboards with roll edge work surfaces over incorporating a one and a half bowl single drainer sink with mixer tap over. Space and plumbing for washing machine and space for cooker. Tiled floor, beamed ceiling and radiator.

BREAKFAST ROOM 10' 1" x 9' 8" (3.07m x 2.94m)

uPVC double glazed window to side aspect with rural views. Patio doors to garden. Cupboard housing oil fired boiler, beamed ceiling and radiator.

SUN ROOM 10' 1" x 85' 7" (3.07m x 26.07m)

uPVC double glazed window. Polycarbonate roof and patio doors to garden.

FIRST FLOOR LANDING

Access to loft. Doors off to:-

BEDROOM ONE 14' 3" x 7' 9" (4.34m x 2.36m) plus recess

uPVC double glazed window to front. Built-in wardrobe and radiator.

BEDROOM TWO 12' 9" x 8' 11" (3.88m x 2.72m)

uPVC double glazed window to front aspect. Built-in wardrobe and radiator.

BEDROOM THREE 10' 1" x 9' 9" (3.07m x 2.97m)

A dual aspect room with uPVC double glazed windows to rear and side aspect. Beamed ceiling and radiator.

BEDROOM FOUR 9' 3" x 8' 7" (2.82m x 2.61m)

A dual aspect room with uPVC double glazed windows to rear and side aspect. Built-in wardrobe and radiator.

BATHROOM

uPVC double glazed window to rear aspect. Panelled bath with electric shower over, pedestal wash hand basin and low level WC. Airing cupboard housing hot water cylinder. Radiator.

OUTSIDE

The property is approached over a concrete driveway providing off road parking and leading to the garage. The front garden is mainly laid to lawn with various trees and shrubs including a palm, conifers and rosemary. To the side there is a generous gravelled garden area and to the rear there is a further lawned garden area which backs on to open fields and incorporates a summerhouse.

GARAGE 16' 5" x 8' 0" (5.00m x 2.44m)

Metal up and over door. Courtesy door to rear.

WORKSHOP 15' 8" x 5' 9" (4.77m x 1.75m)

SUMMERHOUSE 7' 7" x 7' 7" (2.31m x 2.31m)

Double doors to front with a window to either side and further window to side. Power connected. Terrace to front.

SERVICES

Mains water and mains electricity. Private drainage.

AGENT'S NOTE

The Council Tax band for the property is band 'D'.



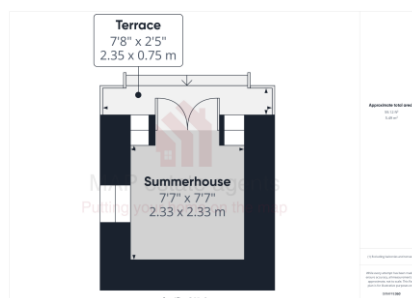
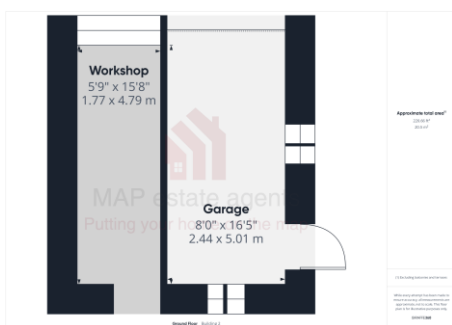
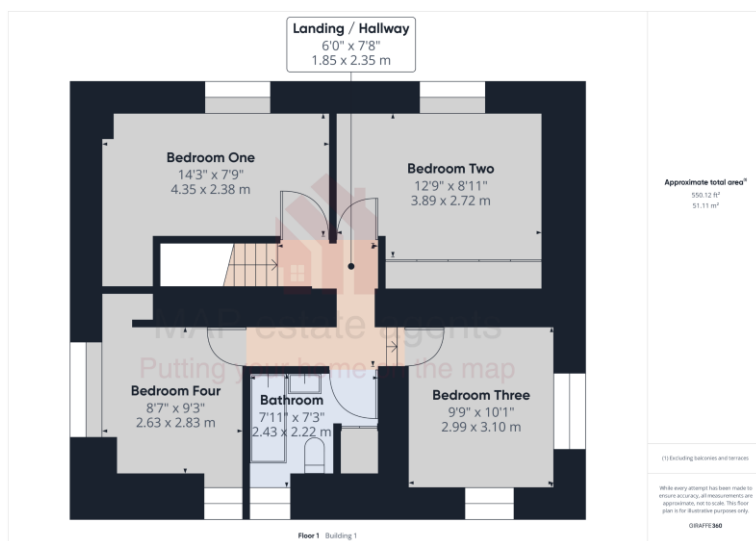
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		98
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)	38	
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC



MAP's top reasons to view this home

- Detached cottage
- Four bedrooms
- Three reception rooms
- Ground floor shower room
- First floor bathroom
- Double glazing
- Central heating
- Garage and parking
- Open countryside views
- No forward chain



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