

3 Mutton Hill
Connor Downs, Hayle, TR27 5DH







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Nestled in the village of Connor Downs, Hayle, this stylish modern detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, including two spacious doubles and a good-sized single, this home is perfect for families or those seeking extra space. The home offers distant views over roof tops and over towards St Ives.

Upon entering, you are welcomed by a large reception hall which leads into the living room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The recently refitted kitchen dining room is a standout feature, designed with modern living in mind, and is complemented by a generous utility room and a convenient ground floor shower room.

The first floor boasts a beautifully refitted bathroom, finished to a high standard, ensuring a touch of luxury in your daily routine. Outside, the property benefits from an enclosed garden complete with a sun deck area, perfect for enjoying the sunny Cornish weather. Additionally, off-road parking for 1 car and a garage provide ample space for your vehicles and storage needs.

The location is superb, with the village offering an excellent local pub, a Spar shop, and a garage, catering to your everyday needs. Families will appreciate the proximity to a highly regarded primary school. Furthermore, the A30 is just a short distance away, making it easy to explore the nearby market towns, picturesque fishing villages, and the historic cathedral city of Truro.

This property is a wonderful opportunity to enjoy modern living in a vibrant community, all while being surrounded by the stunning landscapes of Cornwall. Don't miss your chance to make this charming house your new home.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £415,000

Location

Connor Downs is a village in west Cornwall, situated in the civil parish of Gwinear-Gwithian. Located east of Hayle and south-southeast of Gwithian churchtown, it offers picturesque surroundings and a friendly community. The village features amenities such as a primary school, a pub, and Connor Downs Surgery.

Accommodation

Entrance
Reception Hallway
Living Room
Kitchen Breakfast Room
Utility Room

Shower Room
3 Bedrooms
Family Bathroom

Garage

An excellent size garage with an up and over door.

Parking

Driveway parking for 1 Car.

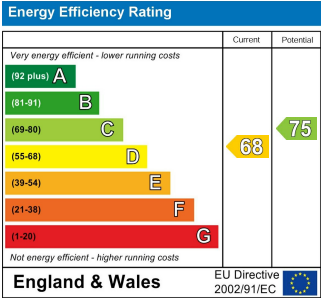
Outside

To the front of the property is an enclosed garden offering a good degree of privacy. To the front corner of the garden is a lovely decking area proving the perfect place to sit back, relax and enjoy those lazy afternoons.

Services

Mains Water, Electric, Gas and Water.





Council Tax Band- C

What3Words

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

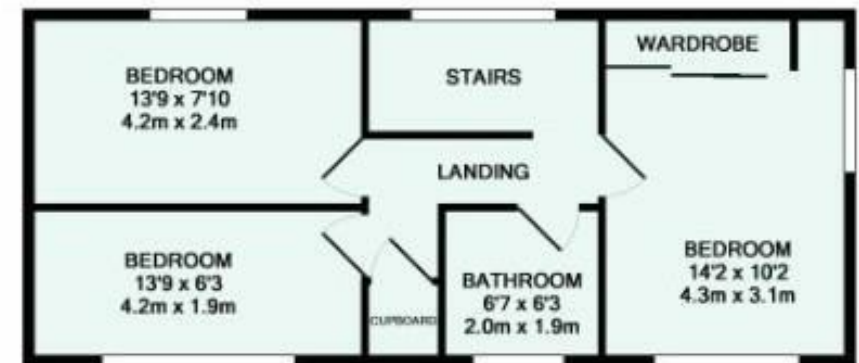
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





GROUND FLOOR



1ST FLOOR

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