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Sales & Lettings



4 Connor Hill

Connor Downs, Hayle, TR27 5DW

£410,000



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This semi detached property is tucked away from the road in a most pleasant position and at the front affords plenty of parking. Internally one will find four bedrooms together with a first floor family bathroom. To the ground floor there is a hallway leading to a spacious lounge with a focal point multi fuel stove and a granite lintel above. This room has a dual aspect and understairs storage available. The kitchen/diner is again good sized and has been recently fitted and modernised with a good range of integrated white goods and a larder. Gas heating is provided together with double glazing and the two front windows having purpose made wood shutters. Externally there is gravel parking for probably three/four cars and a side driveway leading to a car port/storage area. There is an amazing hobbies room currently used as a bar with built-in units and benches etc giving an atmospheric feel. Alternatively, it would be absolutely ideal for those requiring a hobbies space. The rear garden is mostly laid to lawn, is very well enclosed and has a lovely sunny aspect. There is also an outside wc. Connor Downs is a popular village with a shop/petrol station, a well known public house and of course bus services. It is approximately one and a half miles from the A30 and Loggans Moor provides larger out of town multiples together with Brewers Fayre and other food outlets. The north coast is within perhaps three to four miles.

ENTRANCE HALLWAY

Pine flooring and a upvc part glazed front door.

LOUNGE/DINER

11'7" x 8'9" + 11'9" x 11'2" (3.54m x 2.67m + 3.60m x 3.41m)

A lovely spacious room with a light dual aspect and the front window has wooden shutters. There is a focal point fire surround with a granite lintel and an inset multi fuel burner and hearth. Radiator and a useful understairs cupboard. This room is very adaptable and could be used as a lounge/dining room if required. A window looking into the kitchen has been added creating extra natural light. Partially exposed granite walls. Access to:

KITCHEN

16'3" x 14'6" (4.97m x 4.43m)

The kitchen is modern and has been refitted in recent months offering a range of storage units in navy blue with white marble effect worktops. There is the benefit of a good sized built-in larder cupboard with shelves and lighting plus a range of integrated white goods which include a dishwasher, washing machine, tumble dryer, tall fridge and a tall freezer plus a built-in eye level oven and microwave. Stainless steel sink. There is a centre island with a built-in induction hob and room for seating. Cupboard housing the gas combi Worcester boiler. There is a double glazed window looking over the rear garden and a door leading to the rear.

FIRST FLOOR

BEDROOM 1

16'4" x 9'6" (4.99m x 2.90m)

With a radiator, wooden window shutters and a view to the front.

BEDROOM 2

10'9" x 10'6" (3.30m x 3.22m)

With a radiator and a view to the side.

BEDROOM 3

10'6" x 8'9" (3.21m x 2.68m)

With a radiator and a rear view that takes in glimpses of the dunes and surrounding countryside.

BEDROOM 4

11'2" x 5'8" (3.42m x 1.73m)

With a radiator and a view to the side.

LANDING

With two useful linen cupboards.

SHOWER ROOM

5'5" x 5'9" (1.67m x 1.76m)

A corner cubicle with Respatex wall covering for ease of

maintenance and a mains shower. There is a pedestal wash basin with shelving beneath and above there is a splash back with a mirror/medicine cabinet. WC, ladder radiator, spot lighting and an extractor fan. Obscure glazed window.

OUTSIDE

As previously mentioned, the property is set well back from the road and has gravel parking for perhaps four/five cars. A gated driveway leads to a car port. Next to this is a magnificent building at present set out as a bar with a countertop, plenty of storage facilities, stools and long tables with bench seating. There is multi coloured spot lighting to both the ceiling and the bar itself. It certainly has the right atmosphere and there are two windows to the side. Alternatively, we feel it would make a fantastic hobbies room with so much potential for various pursuits. The rear garden is of very generous proportions, laid mainly to lawn with vegetable gardens etc. It is very well enclosed and takes full advantage of the sunshine. A workshop/store is provided and attached to this is a wc.

DIRECTIONS

Leave the A30 westbound at the second Camborne exit by the Premier Inn. At the roundabout bear right and follow the road all the way through into Connor Downs. You will see a garage/shop on your right, then the Turnpike Inn and the property will be found approximately

two hundred yards further down on the right hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Private drainage (septic tank), mains water, mains electricity, mains gas heating.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).



Road Map



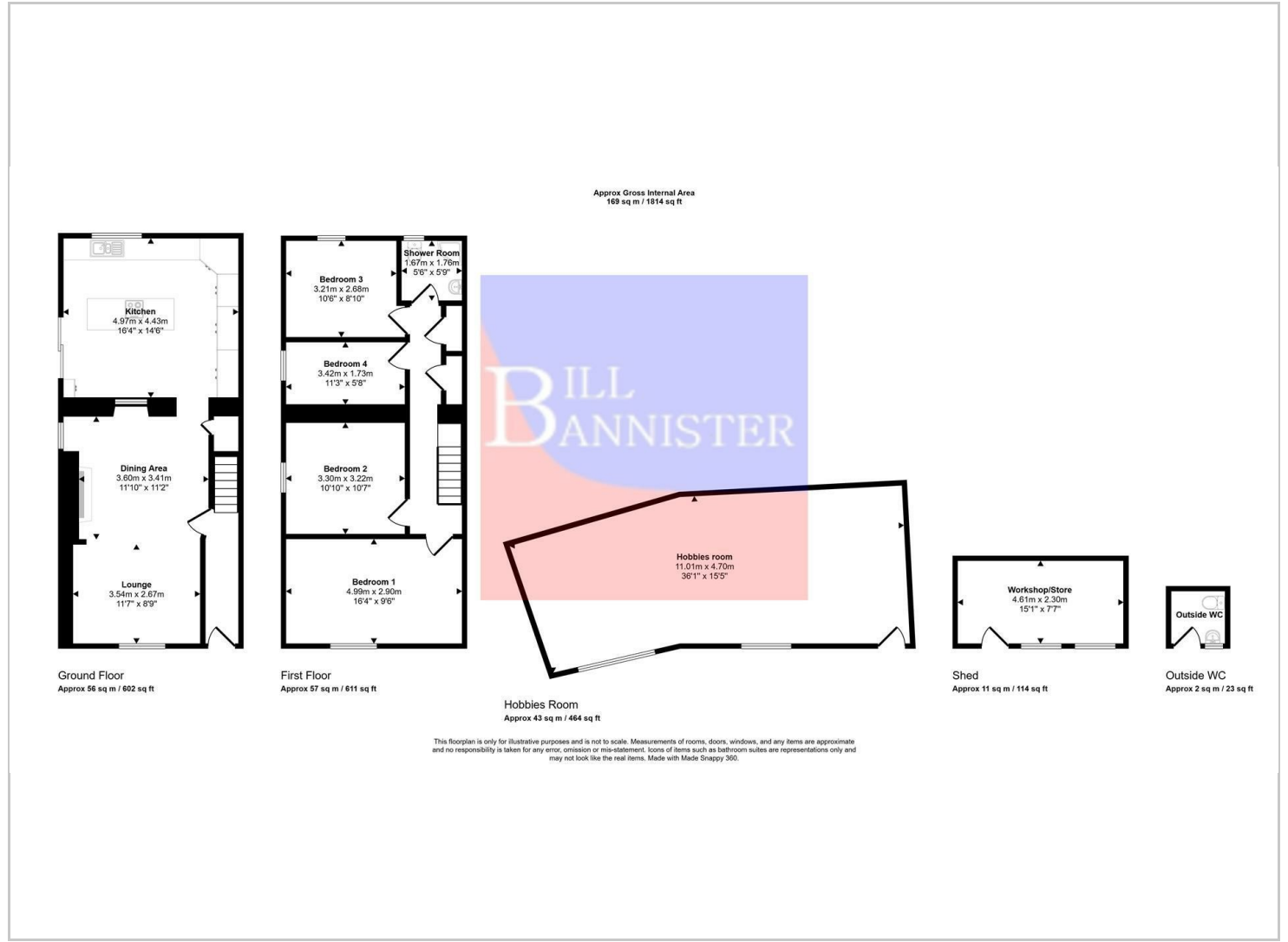
Hybrid Map



Terrain Map



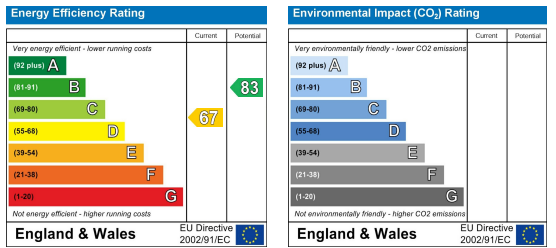
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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