



- HIGHLY INDIVIDUAL AND BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- 4 DOUBLE BEDROOMS WITH 2 EN-SUITES
- SPACIOUS AND VERY VERSATILE ACCOMMODATION
- HIGHLY SOUGHT AFTER VILLAGE LOCATION

TOWNSHEND, HAYLE

An incredibly rare and exciting opportunity to purchase this extensively refurbished, 4 bed (2 en-suite) detached bungalow offering spacious, beautifully presented and very versatile accommodation along with extensive parking, double garage and private, south facing gardens of approximately one third of an acre. NO CHAIN!

Guide Price £465,000



Higher Meadows, 47 Bosence Road, Townshend, Hayle, TR27 6AL

SUMMARY

This beautiful and highly unique property is situated in a sought after village location enjoying stunning elevated views across the landscaped south facing gardens and countryside beyond. The bungalow has been the subject of much improvement by the current vendors to offer flexible accommodation, currently set out as a family home but with huge potential for an annexe or holiday let if required. The internal accommodation features a superb kitchen/breakfast room, separate dining room, large lounge view views over garden, conservatory and 4 double bedrooms with 2 en-suites. Along with the beautiful self sufficient, private gardens there is off road driveway parking for a number of vehicles and a double garage with utility to the rear.

ENTRANCE HALL

Recessed storage for shoes and coats, radiator, wood effect flooring, recessed ceiling spotlights, door to en-suite bedroom and access into the kitchen.

EN-SUITE BEDROOM

14' 9" x 10' 3" (4.5m x 3.12m) UPVC double glazed window to the front, tv and telephone point, radiator, ample space for wardrobes, door to en-suite.

EN-SUITE SHOWER

A modern suite comprising of a double shower cubicle, wash hand basin with fitted cupboards below, dual flush w.c, UPVC double glazed obscure window to the front, recessed ceiling spotlights, complementary wall tiling, tiled flooring.



KITCHEN/BREAKFAST ROOM

19' 7" x 10' 0" (5.97m x 3.05m) A superb, bespoke kitchen comprising of a granite central island with granite effect worksurfaces incorporating a 4 ring induction hob with fitted cupboards below and plumbing for washing machine and dishwasher, further fitted worksurfaces with a range of base and eye level units with cupboards and drawers, integrated oven, recess for American style fridge freezer, ladder radiator, recessed ceiling spotlights, UPVC double glazed doors to the side overlooking the garden, doors to dining room and inner hall.

DINING ROOM

11' 0" x 9' 8" (3.35m x 2.95m) UPVC double glazed window to the front, radiator, recessed shelving, wood effect flooring, internal window and archway to the lounge.

LOUNGE

16' 10" x 13' 0" (5.13m x 3.96m) A spacious, light room enjoying beautiful south facing views over the garden from the double glazed sliding doors to the rear, radiator, gas fire with hearth and surround, wood effect flooring, recessed ceiling spotlights, door into the main hall.

INNER HALL

Two built in storage cupboards, radiator, access to loft space.

CONSERVATORY

10' 2" x 10' 0" (3.1m x 3.05m) A beautiful room enjoying a full view over the gorgeous rear gardens towards the countryside beyond, UPVC double glazed windows on three sides with two doors leading to the garden, tiled flooring.

FAMILY BATHROOM

A new white contemporary suite comprising of a panelled bath with shower over and folding screen, dual flush w.c., pedestal wash hand basin, UPVC double glazed obscure window to the rear, wood effect flooring, complementary wall tiling.

BEDROOM 3

10' 5" x 10' 6" (3.18m x 3.2m) Radiator, pedestal wash hand basin, UPVC double glazed window to the rear enjoying the stunning views.

BEDROOM 2

12' 1" x 9' 1" (3.68m x 2.77m) Currently used as a dressing room but could easily be turned back into a good size double room. UPVC double glazed window to the front, radiator.

MASTER BEDROOM EN SUITE

12' 9" x 10' 1" (3.89m x 3.07m) A great room enjoying a superb outlook over the gardens and countryside from the double glazed sliding doors to the rear, radiator, access into the en-suite.

EN-SUITE SHOWER

A stylish suite featuring a dual flush w.c., wash hand basin with cupboards under, shower cubicle, recessed ceiling spotlights, tiled flooring and complementary wall tiling.

OUTSIDE

The property is approached via double wooden gates that lead to an extensive new Tarmacadamed driveway providing parking for several vehicles and leading to the double garage.

DOUBLE GARAGE WITH UTILITY

17' 1" x 14' 0" (5.21m x 4.27m) Metal up and over door to the front, light and power connected, door to the rear leading to the utility room.

UTILITY ROOM

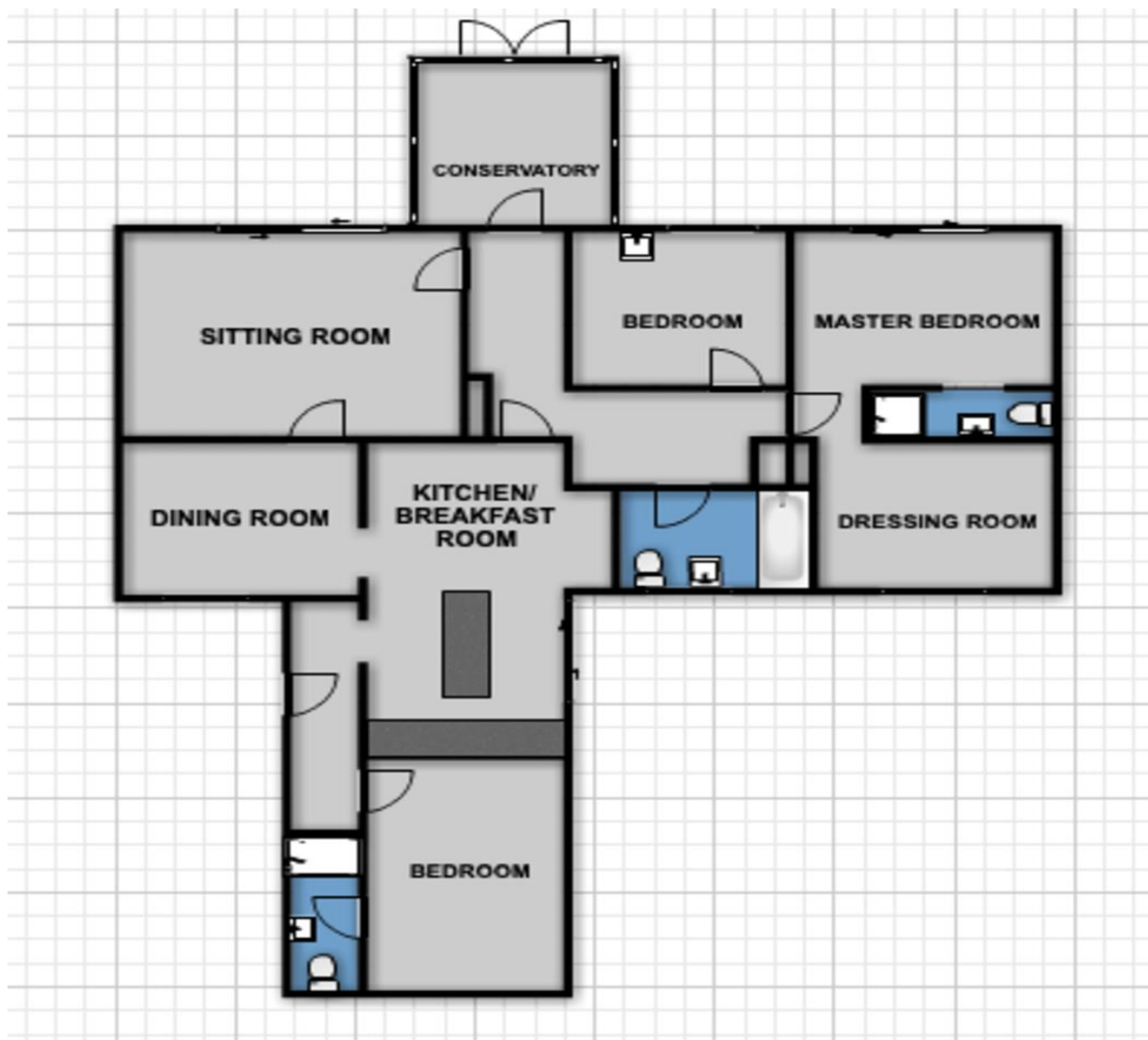
15' 7" x 6' 2" (4.75m x 1.88m) Recess and plumbing for washing machine and tumble dryer, wall mounted central heating boiler, w.c., door to the rear garden.

GARDENS

The gardens are a real feature of this beautiful property and have been extensively landscaped by the current vendors to offer a high level of sufficiency with extensive vegetable gardens and fruit cages along with an orchard that includes Apples, Pears, Plums and Cherry Trees.

There is access on both sides of the bungalow making the prospect of holiday letting/independent annexe a feasible option.

The gardens are mainly lawned with a gentle slope and extend to approximately one third of an acre. The gardens offer a great deal of privacy and benefit from being south facing with glorious countryside views beyond the boundaries. The borders have been extensively landscaped with a wide and colourful variety of trees and shrubs with mature tree and shrub borders. Immediate outside of the property is a good size, elevated patio enjoying the views and perfect for al-fresco dining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

TO ARRANGE A VIEWING PLEASE CONTACT

Hayle Office

01736 754115

hayle@millerson.com

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50 Fore Street, Hayle,
Cornwall, TR27 4DY

01736 754115
hayle@millerson.com

www.millerson.com

