



£355,000 Guide Price

Canonstown, Hayle TR27 6PP

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Spacious and Light Wesleyan Chapel Conversion
- Immaculately Presented with Beautiful Features
- Newly Fitted Good Sized Open Plan Kitchen/Living/Dining.
- Downstairs WC. Separate Utility
- First Floor Living Room & Office Space
- Ground Floor Master Bedroom & Ensuite Shower Room
- 2 First Floor Bedrooms - 1 Currently a Dressing Room
- Family Bathroom
- Good Sized Private Courtyard Garden with Storage Area
- Dedicated Parking Spaces
- MUST BE SEEN!
- Council Tax Band C

Main Particulars

This immaculately presented, stylish home, is spacious, and light and really does need to be seen to be appreciated.

Converted, beautifully and tastefully, from a handsome former Wesleyan Chapel it has retained the character and features to be expected from the original building including high ceilings and large arched sash windows with deep cills.

The accommodation consists of a large open hallway with a WC off, a large open plan kitchen/living/ dining room, utility, and the master bedroom with ensuite shower room on the ground floor. There is a fabulous living room with a sloping ceiling on the first floor, an office area, a spacious double bedroom, a further bedroom currently used as a dressing room, and the family bathroom.

There is a good-sized private courtyard garden to the back of the house, with a storage area to the side, dedicated parking spaces, and a turning space.

The house is approached from the parking area via granite steps and a beautifully maintained graveled area to the front surrounded by wrought iron railings. There is a path and steps up to the impressive double wooden front doors, with a glazed fanlight over and an exterior light to the side, which open into the

LOBBY

Pretty encaustic tiled floor, vaulted ceiling. Power and BT Points. Radiator.

A step and half-glazed door into

ENTRANCE HALL

A large open space with a high ceiling, an understairs alcove, stairs to the first floor, and doors to

WC

Pedestal wash hand basin with tiled splashback. Close coupled WC. Extractor. Radiator. Vinyl floor.

OPEN PLAN KITCHEN LIVING DINING ROOM

4.8m x 4.8m (15'7" x 15'7")

A really fabulous, sociable room, with a high stepped ceiling and 2 large arched sash wood double glazed windows with deep cills and shutters.

The newly fitted kitchen is stylish and contemporary with a large centre island with a ceramic hob, wine cooler, ample storage drawers, cupboards, and a lovely quartz worktop with pop-up power points. On the far wall, there is a further range of units with an inset bowl and a half sink, quartz worktop and drainer, an integral dishwasher, cupboards including a 'bin' unit, and further wall mounted storage cupboards over. There is a feature metal splashback with matching power points. On the back wall, there is a bank of units including two ovens, a fridge, a freezer, a pull-out larder unit, a large larder cupboard, deep storage drawers, and cupboards.

There are downlights and uplighters, a wood floor and radiator.

The current owners have a large dining table with chairs and a sofa in this room.

Door to

UTILITY

2.9m x 1.58m (9'5" x 5'1")

Large arched wood sash double glazed window to the side aspect with deep cill. Range of base units with space and plumbing under for a washing machine and tumble dryer, and a sink and drainer with tiled splashback. Wall mounted boiler. Wood floor. Half glazed door to courtyard. Radiator.

From the entrance hall door to

MASTER BEDROOM

4.5m x 2.9m (14'7" x 9'5")

Wood sash double glazed window to the rear aspect, looking out to the courtyard, with deep cill. High ceiling. Carpet. Radiator.

Door to

En Suite

'L' Shaped room with ceramic tile to hip height. Pedestal wash hand basin with shaver light over. Close coupled WC. Extractor. Double shower enclosure with mains powered shower, glass door, and screen. Vinyl floor. White towel warmer style radiator.

From the hall carpeted stairs rise to the first floor.

LANDING/OFFICE SPACE

Office space 2.7m x 1.8m (8'8" x 5'9")

Sloping ceiling with high Velux window to the front aspect. Carpet. Radiator.

An ideal office/workspace.

From the landing steps up to the raised

LIVING ROOM

4.8m x 3.64m (15'8" x 11'9") - With some limited head height due to the slope of the ceiling.

Arched wood double glazed sash windows to the front and side aspects with deep cills. Uplighters. Carpet. Radiator.

From the landing door into

INNER HALL

Access to the roof space. Doors to

BEDROOM

2.93m x 2.65m (9'6" x 8'6")

Currently used as a dressing room.

Wood sash double glazed window to the rear aspect with deep cill. Attractive built-in wardrobes with sliding doors, hanging rails, storage shelves, and pull-out shoe storage. Carpet. Radiator.

FAMILY BATHROOM

2.95m x 2.19m (9'6" x 7'1")

Velux window to the rear aspect. Ceramic tiled walls to hip height. Pedestal wash hand basin. Close coupled WC. Bath with glass shower screen and mains powered shower. Extractor. Vinyl floor. White towel warmer radiator. Cupboard housing hot water cylinder and header tank with shelving and ample storage.

BEDROOM

3.7m x 4.14m (12'1" x 13'5")

Wood sash double glazed window to rear aspect with deep cill. High sloping ceiling. Carpet. Radiator.

OUTSIDE

To the front of this beautifully looked after home is an immaculate graveled area surrounded by wrought iron railings. There is a further gravel area to the side of the house.

There are two nose-to-tail parking spaces directly next to the property and a dedicated turning area with a plant bed to one side. From the parking area, there is a path to the rear which takes you to the back gate entrance into the courtyard.

The courtyard garden is a good size, level, and paved with a gravel border and a high fence surrounding giving a nice level of privacy, and an ideal outdoor eating/party spot.

There is an exterior light and a storage area tucked around to the side.

DETAILS DISCLAIMER

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An Coth
Eglos -
Kitchen Living
Dining



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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