



**4 bed detached house to buy in**  
Henvor Close, Gwinear, Hayle, Cornwall,  
TR27 5HG

**£300,000** Starting Bid

**H x4 D x2 B x2**

Tenure  
**Freehold**

Driveway & Garage parking

**Property features**

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Quiet Village Location
- ✓ 4 Bedroom Family Home
- ✓ Spacious accommodation set over 3 floors
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This delightful detached family home is nestled on the edge of a quiet and rural village, Reawla. This lovely village is situated conveniently between the town of Hayle, featuring popular sandy beaches and Camborne, where you will find many amenities and transport links.

The property benefits from well proportioned and spacious accommodation over three floors, making it an ideal family home with plenty of space for relaxing and entertaining.

The accommodation briefly comprises: Entrance hallway leading to a downstairs WC and a bright and airy living room. From the living room there is a door leading through to a good sized open plan kitchen and dining area. The kitchen provides plenty of cupboard and worktop space, with an integrated cooking facilities and plumbing for a dishwasher. There is also a utility room, with space for a washer and a drier and a garage, perfect for additional storage or parking.

Stairs lead up to the first floor where there is a landing leading to the main bedroom, benefitting from built in storage and an en-suite, two further bedrooms, both also featuring built in storage and a family bathroom, with a separate bath and shower.

Further steps lead up to the second floor, where there is a wonderful spacious attic room with skylights proving plenty of natural light and built in storage. This room also has an ensuite.

Outside, there is a driveway suitable for at least two vehicles and side paths leading to the rear of the property where you will find a lovely enclosed garden. The garden has a patio path, with a lawned area and a hot tub.

The property is heated via gas central heating and has double glazed windows.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £300,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block, Timber frame

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

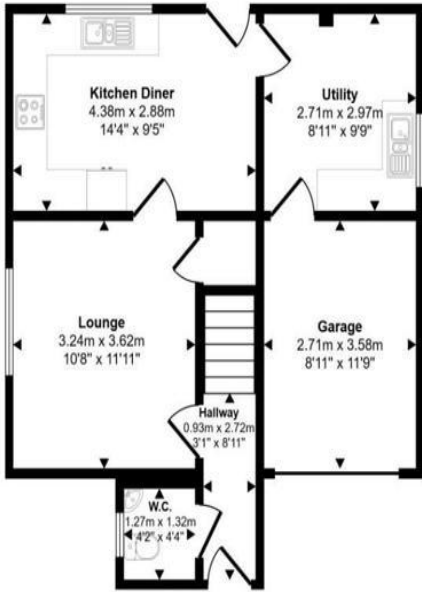
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

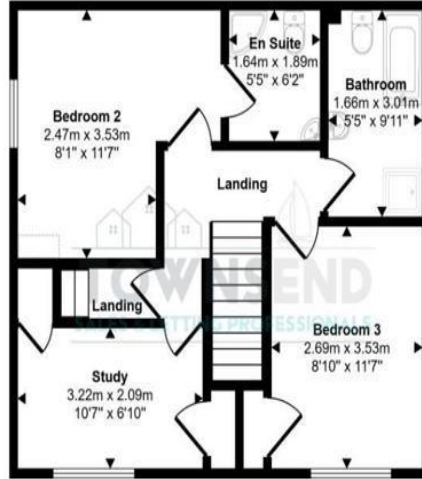
Mobile signal coverage: Good

Approx Gross Internal Area  
128 sq m / 1383 sq ft

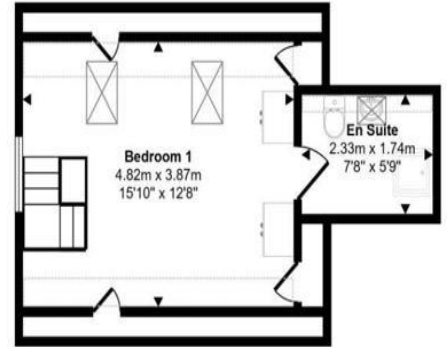


Ground Floor  
Approx 52 sq m / 559 sq ft

Denotes head height below 1.5m



First Floor  
Approx 48 sq m / 515 sq ft



Second Floor  
Approx 29 sq m / 309 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Henver Close, Gwinear, Hayle, Cornwall, TR27 5HG

Contact your local branch today for more information on this property:

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**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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