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£725,000

Pony Trekking Centre, Marsh Lane, Hayle, TR27 5JR



- THREE DOUBLE BEDROOMS
- MASTER EN-SUITE
- DETACHED BUNGALOW
- UNDERFLOOR HEATING THROUGHOUT
- COUNCIL TAX D
- FURTHER LAND AVAILABLE
- CONSTRUCTED IN 2022
- POTENTIAL FOR MANY USES

A versatile property constructed in 2022 consisting of a Three Double Bedroom Detached Bungalow with underfloor heating throughout supplied by an air source heat pump. There is a well-proportioned Lounge/Diner, good sized Kitchen, Utility Room, Pump Room, Cloakroom/WC, Bathroom/WC, Master Bedroom with En-Suite Shower/WC and Two Further Double Bedrooms. There is a detached double width garage with electric roller door, further outbuildings and workshop. There is a mobile home and a container storage yard which could provide additional income if desired. There is an additional approximately 8 acres of land that is available by separate negotiation. This property could be further developed to provide additional detached accommodation on site subject to the necessary consents and permissions. EPC B. Council Tax D.



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Approached via an unpaved road leading to a gated access opening to the property.

ENTRANCE

There is ramped access leading to a recessed entrance with UPVC front door opening to:-

ENTRANCE HALL

There are doors to all rooms and underfloor heating.

LOUNGE/DINING ROOM

24'3" x 14'5" (7.39m x 4.39m)

A well-proportioned room with ample room for a dining table and lounge furniture. There is a large double glazed window to the front and double glazed patio door opening to the garden. There is a TV aerial; point, underfloor heating and opens to:-

KITCHEN/BREAKFAST ROOM

14'9" x 12'11" (4.50m x 3.94m)

A generous sized room with a fitted kitchen comprising of a range of base level and cupboard units with work surface over, inset single bowl stainless steel sink with side drainer, built in eye level electric double oven, inset electric hob with extractor over, space for a kitchen table, double glazed window overlooking the garden and door to the hallway. Underfloor heating.

UTILITY ROOM

11'6" x 6'11" (3.51m x 2.11m)

There is space for an automatic washing machine, further utility spaces, space for an upright fridge freezer, double glazed window to the rear, Door to the Cloakroom/WC and Pump Room. Underfloor Heating.

CLOAKROOM/WC

There is a close coupled WC, pedestal mounted wash hand basin and extractor. Underfloor heating.

PUMP ROOM

Houses the pumps and distribution manifold for the underfloor heating and the hot water cylinder.

MASTER BEDROOM

19'7" x 11'1" (5.97m x 3.38m)

A well-proportioned master bedroom with en-suite shower/wc, underfloor heating and a double glazed window to the front.

EN-SUITE SHOWER/WC

6'9" x 5'10" (2.06m x 1.78m)

There is a glass enclosure shower cubicle with thermostatic shower over, close coupled wc, pedestal mounted wash hand basin, double glazed window to the side, underfloor heating and an extractor.

BEDROOM TWO

17'10" x 11'10" MAX (5.44m x 3.61m)

A generous second double bedroom with underfloor heating and a double glazed window to the rear.

BEDROOM THREE

9'10" x 9'5" (3.00m x 2.87m)

A useful third double bedroom with underfloor heating and a double glazed window to the rear.

BATHROOM/WC

7'9" x 7'2" (2.36m x 2.18m)

A modern suite comprising of a panel bath, close coupled WC, pedestal mounted wash hand basin, underfloor heating and an extractor.

OUTSIDE

GARAGE

16'8" x 18'11" (5.08m x 5.77m)

A double width garage with electric roller door, power and light and eaves storage.

GARDEN

There is a gravelled garden to the side providing a seating/BBQ area with a summerhouse. There is a further area with a 40ft storage container.

MOBILE HOME

A single width unit with electricity and water connected.

WORKSHOP

30'0" x 20'9" (9.14m x 6.32m)

Of timber construction and has a door to a further area measuring 9'10" x 20'10" also containing a separate WC.

OUTBUILDING

A lean-to outbuilding with side access and two garage type doors.

CONTAINER YARD

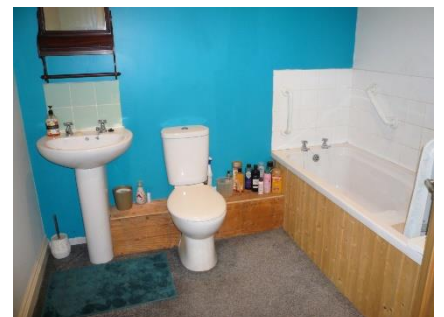
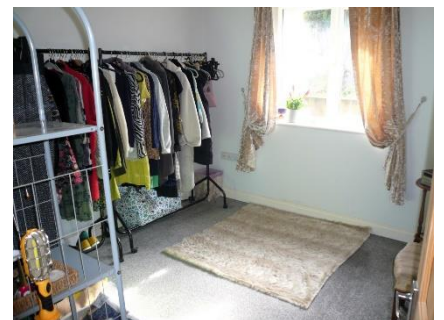
There is a good sized yard which currently houses five storage containers which could produce and income if desired.

ENERGY EFFICIENCY RATING

This property has been rated as B (88) with a potential rating of A (97).

AGENTS NOTE

There is a further parcel of land approximately 8 acres in size (not measured) available by separate negotiation. The property is of timber frame and block construction. Council Tax Band D. Low Flood Risk Good Mobile signal was observed. Broadband is estimated as 4Mbps Standard and 79Mbps Super-Fast.



DIRECTIONS

From Loggans Moor roundabout in Hayle take the exit for Angarrack and at the next roundabout take the un-signposted exit onto the unmade lane between Hayle Rugby Club and Hawkins Motors. The property is found at the end of the lane.