



HUNTERS[®]
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Rosewarne Road, Gwinear, Hayle | Guide Price £235,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to present this recently refurbished character cottage, tucked away on the edge of a popular semi-rural village. The refreshed interior has been thoughtfully updated to strike a perfect balance between traditional features and modern comfort. The well-proportioned accommodation briefly comprises two inviting bedrooms, a cosy living room ideal for relaxing evenings, a stylish contemporary kitchen, and a brand-new bathroom finished to a high standard. Outside the property enjoys gardens to both the front and rear, providing pleasant spaces to unwind, entertain, or simply take in the surrounding setting. What more could you ask for?

The Property	Location	Please indicate the type of Broadband connection
Accommodation	Situated in the parish of Gwinear-Gwithian, near Reawla, the quaint locale of Wall offers the best of both worlds with its serene, semi-rural ambiance and central location. With the bustling towns of Hayle, Camborne, Penzance, and Helston all close by, Wall provides easy commuting access to urban amenities while maintaining its tranquil charm. A short, scenic drive brings you to the picturesque shores of Gwithian beach, where the golden sands and refreshing sea breeze invite relaxation and adventure alike. Its proximity to the A30 ensures convenient commuting options, and Newquay Airport is just a 45-minute drive away, making international travel a breeze.	Unknown
Stable-style door to:		Who is your current supplier? Unknown
Sitting Room	Driving distances (according to Google)	Are you aware of any issues affecting mobile signal at the property, such as restricted coverage? No
A welcoming and characterful space featuring wood-effect flooring and two double glazed windows to the front aspect, allowing for plenty of natural light. The focal point is a charming stone inglenook fireplace (currently not in use), adding a lovely sense of heritage. Stairs rise to the first floor, with an electric heater providing comfort.	• Camborne – 8 minutes (3.2 miles)	What are the parking arrangements for the property? No. But potential to create parking in front garden.
Kitchen	• Gwithian Beach – 9 minutes (4.2 miles)	Is the property affected by unsafe cladding? No
A bright and practical space fitted with modern gloss-fronted units and contrasting black worktops. There is a sink with mixer tap, space and plumbing for a washing machine, and an integrated Electrolux oven and grill with hob and extractor fan over. Two windows to the rear aspect, along with a door leading directly out to the garden, make this a light and functional heart of the home.	• Hayle – 11 minutes (5.1 miles)	Is the property affected by the integrity of building materials used in construction (e.g. asbestos) No
First Floor	• Helston – 16 minutes (8.1 miles)	Is the property affected by risk of collapse (e.g. damaged roof or structural failures) No
Landing	• Penzance – 25 minutes (13.1 miles)	Is there wooden decking present at the property? This could be, but not limited to, garden decking, raised areas, balconies, steps. No
Carpeted with a Velux window, bringing in additional natural light.	Useful Information	Are there any other known building safety issues? No
Bedroom One	Material information provided by our sellers via the property information questionnaire	Is the property in a conservation area? No
A comfortable double room with a double glazed window overlooking the front garden. Includes a useful cupboard housing the water heater.	Council Tax Band Band B	Is the property listed? No
Bedroom Two	Tenure Freehold	Is the Property affected by a Tree Preservation Order (TPO)? No
A cosy second bedroom with a double glazed window to the front aspect, also ideal as a guest room, home office or nursery.	Are there any managed common areas such as car parks, gardens, staircases, lobby, reception etc where fees are payable? No	Is there any restriction on Permitted Development? No
Bathroom	Is the Property affected by Flying or Creeping Freeholds? No	Is the Property subject to any Restrictive Covenants? No
Fitted with wood-effect flooring, a bath with electric shower over, wash hand basin and dual flush WC. The room is partially tiled and also benefits from a storage area and window for natural light and ventilation.	What type of property are you selling/letting? Terraced	Is your Property subject to any of the following Public rights of way – Footpaths Yes
Outside	Construction Type - Does the property contain anything that could impact the ability to get a mortgage/insurance on the property? No - there are no known concerns	Please provide details - Possibly at the back of the property across the terrace, but unsure
The rear garden offers a lovely sense of space and privacy, beginning with a hardstanding area before steps rise to a generous lawn. It's an ideal spot to relax and enjoy the peaceful surroundings. The front garden is mainly laid to patio, and features a useful covered storage area.	Does your property have the benefit of a mains electricity supply? Yes - mains only	Is your Property subject to any of the following Public rights of way – Restricted byways No
	Does the property have an Electric Vehicle (EV) charging point installed? No	Is your Property subject to any of the following Public rights of way – Bridleways No
	Does the Property have the benefit of a mains gas supply? No	Is the Property subject to any rights or easements that could impact a buyer's general use of the property/land? Yes
	Does the property have the benefit of a mains water supply? Yes	Please provide details - Across front of property, there is access to 62 Rosewarne Road by vehicles
	Is the supply on a water meter? Yes	Is your Property subject to any Easements (Rights) in favour of someone else. Examples would be rights of way; access for maintenance/repairs etc. No
	Does your property drain to a public sewer? Yes	Has the property been flooded within the past five years? No
	What is the primary source of room heating at the property? Electric	Are there any flooding or sea defences at the Property? No
	Is the water heating electric or gas? Electric	Are there any known issues with obtaining insurance products for the Property due to Flood risks? No
	Does the Property have a Broadband connection? Yes	Is there a known risk of coastal erosion affecting the Property or its boundary? No
		Is the Property subject to any costs for maintenance or repair of any sea defences? No
		Are there any known issues in obtaining insurance for the Property or Contents? No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Apollo House Eboracum Way, York, YO32 7RE | 01736 800919
| westcornwall@hunters.com

