



The Old Manse,
Wall, Gwinear, Hayle

LODGE & THOMAS
ESTABLISHED 1892

The Old Manse,

Wall Road, Gwinear, Hayle, TR27 5HA

Guide Price - £650,000 Freehold

- Substantial Grade II Listed Georgian House
- Five double bedrooms
- Four reception rooms
- Private, level gardens
- Ample parking
- Stone barn
- No onward chain

A wonderful example of a Georgian residence. Full of charm and character and offering spacious five bedroom, four reception room accommodation together with gardens of almost a third of an acre, ample parking and a stone barn with potential (subject to planning consent). Sold with no onward chain. Viewing imperative to appreciate this tremendous family home.

The Property

The Old Manse is a beautiful and substantial Grade II Listed Georgian house which was originally built as the home for the Chapel Minister. It has been in the same family ownership for over 40 years and has been meticulously cared for during this time. The house is full of wonderful features including (working) open fireplaces, slate flagged and quarry tiled flooring in places and full height multi-paned sash windows including a stained-glass window on the split landing, as well as dado rails and cornicing in places. A beautiful purple wisteria adorns the front façade.



In all, the accommodation comprises; entrance hall, full length drawing room with open fireplace with marble surround, sitting room with open fireplace, morning room (with understairs passage to the sitting room and electric Everhot range) being open plan to the wrap-around kitchen, study, dining room (formerly a double garage) and rear lobby with shower room and boiler room/utility to the ground floor with five double bedrooms - one with a wash hand basin and the master with a full range of fitted furniture - family bathroom and an additional w.c. to the first floor.

The Old Manse is offered for sale with no onward chain and represents a wonderful opportunity to acquire a beautifully kept Grade II Listed Georgian family home.

Gardens and Grounds

To the front and accessed via vehicular gates is a gravelled driveway providing parking for several cars and to the rear and side are level, private gardens backing onto farmland. The gardens are well stocked with mature and established plants and shrubs including acers, magnolia grandiflora, palm, fig, olive and apple trees to name but a few. Within the rear garden is a small stone barn which was formerly the lavatories for the chapel next door (use as such we understand to have ceased some decades ago). Whilst most useful as a garden store there is potential this could be converted to provide a studio, craft room, work from home space or similar (subject to planning consent). The whole site extends to almost a third of an acre and offers a wonderful space for children and pets to play.



EPC F Council Tax Band E

Services

Mains water and electricity. Private drainage. Oil fired central heating. There is a well within the grounds but this is no longer used. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

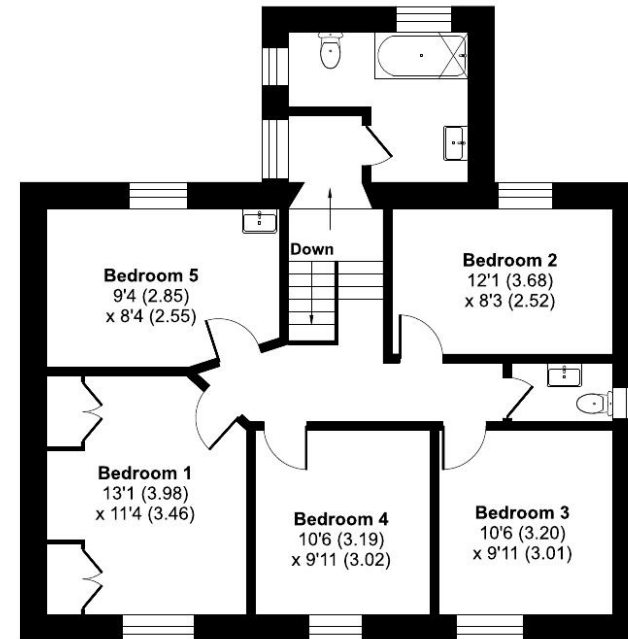
Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

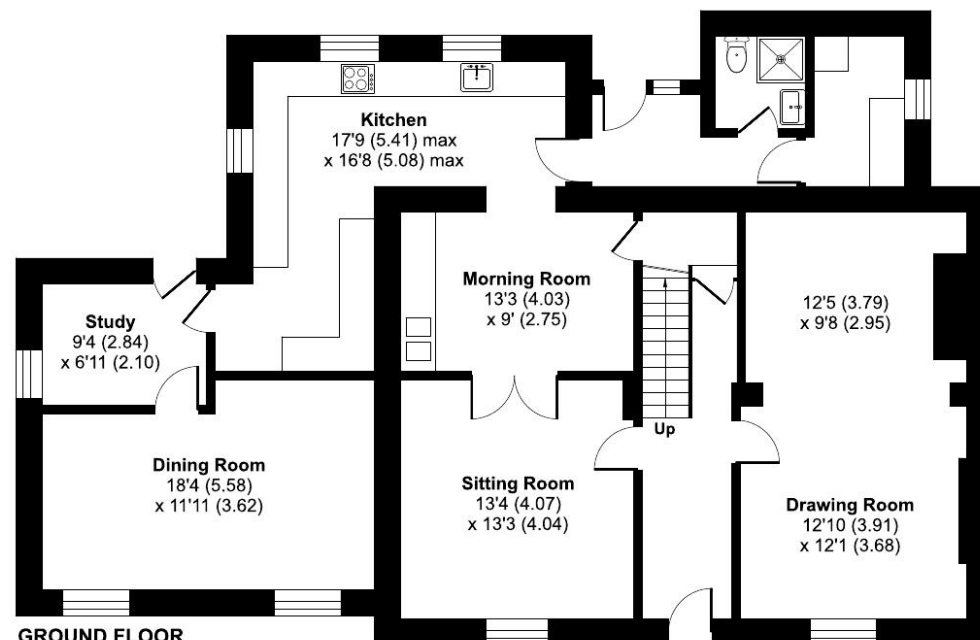


Approximate Area = 2285 sq ft / 212.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Location

The Old Manse is positioned in the centre of Wall, a large hamlet bordering Gwinear, which is a small village on the outskirts of Hayle and offers a parish church, village hall and primary school. Hayle (approximately 4 miles distant) is an expanding town on the north Cornish coast which boasts wonderful, sandy beaches as well as a range of every day facilities and amenities including supermarkets, eateries, Hospital, primary school, tennis and bowling clubs as well as a mainline railway link to London (Paddington).

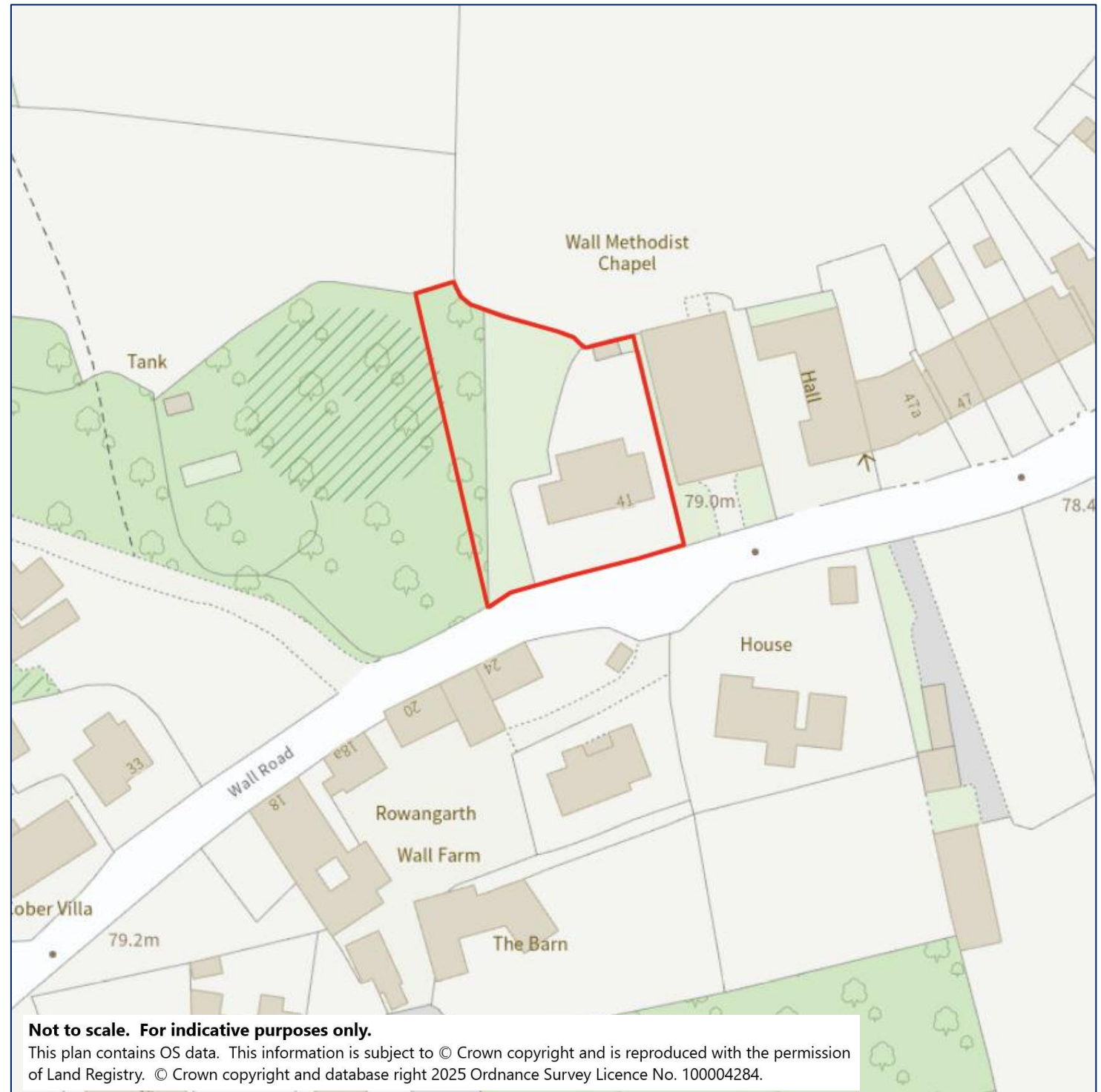
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

Entering Wall from the Carnhell Green side, continue along Wall Road and The Old Manse will be found on the right hand side immediately after the Methodist Church and identified by a Lodge & Thomas for sale board.

What3words ///eggshell.palaces.armrests



Not to scale. For indicative purposes only.

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