



36 High Lanes,
Hayle

LODGE & THOMAS
ESTABLISHED 1892

36 High Lanes,
Hayle, Cornwall TR27 4AW

Guide Price - £350,000 Freehold

A period stone-built three-bedroom home on a generous 0.2-acre plot, offering over 1,300 sq ft of accommodation in a sought-after location in Hayle.

The Property (edged red on the plan)

Built in 1908 and held within the same family for over forty years, this handsome detached three-bedroom Edwardian home sits on a generous 0.2-acre plot. Constructed in local stone and featuring attractive bay windows and high ceilings throughout, the property offers over 1,300sq ft of accommodation and presents an excellent opportunity to modernise and create a superb family home in a sought-after location. The entire house, including the front porch and conservatory, has recently been fitted with new double-glazed windows and exterior doors.

The ground floor comprises a welcoming entrance hallway, a well-proportioned kitchen and dining room, a bright sitting room, conservatory, and a useful utility room. Large windows and high ceilings provide excellent natural light and enhance the spacious feel of the rooms.

Upstairs, there are three bedrooms and a family bathroom fitted with an electric shower. Two of the bedrooms enjoy far-reaching views across to Carbis Bay, further enhancing the home's appeal. A loft space offers additional potential, subject to the necessary permissions.

Outside, the property benefits from large wraparound gardens and a detached outbuilding comprising three stores, all with power connections. The front and rear gardens offer privacy and scope for landscaping or extension.





EPC D Council Tax Band C

Services

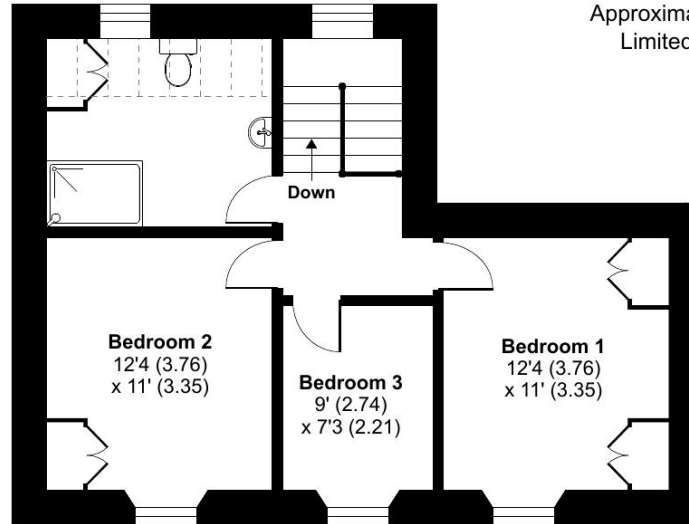
Mains electricity, water, and gas. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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.

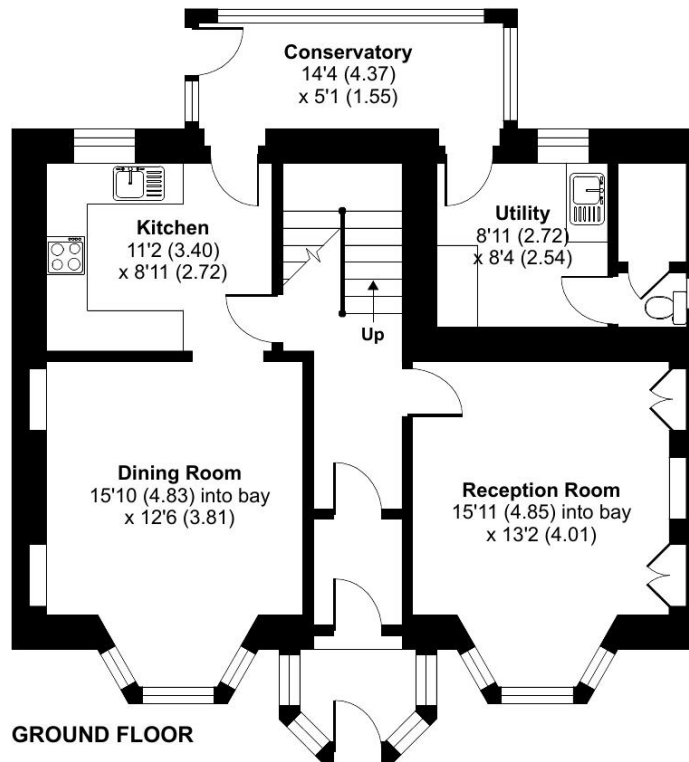


FIRST FLOOR

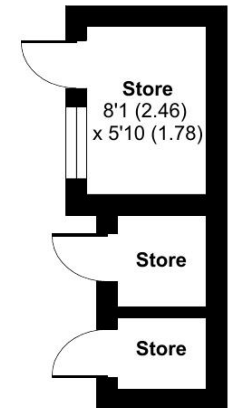
Approximate Area = 1370 sq ft / 127.3 sq m
Limited Use Area(s) = 31 sq ft / 2.9 sq m
Outbuilding = 88 sq ft / 8.1 sq m
Total = 1489 sq ft / 138.3 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



OUTBUILDING

Location

36 High Lanes, Hayle, is in a well-connected area on the edge of the town. Hayle offers a range of local amenities including supermarkets, schools, healthcare facilities, and leisure options. The A30 provides easy access to nearby towns such as Penzance, St Ives, and Truro, while Hayle's railway station offers direct links to the mainline network.

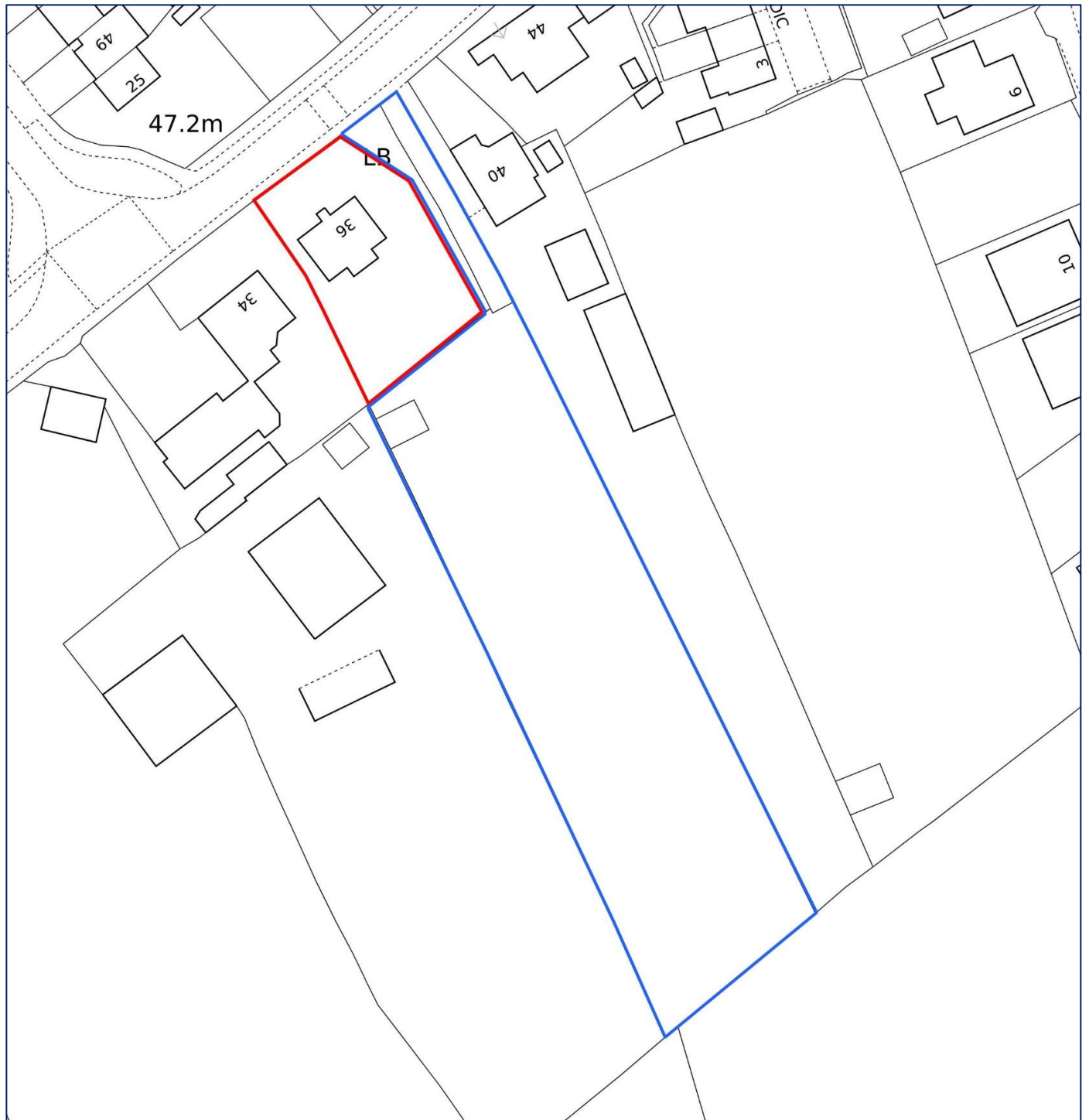
Viewing

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

Directions

From the A30, head into Hayle. At Loggans Moor Roundabout, take the 4th exit onto Carwin Rise (B3301). At the next roundabout, take the 1st exit onto Guildford Road. After approximately 0.4 miles, turn right onto Viaduct Hill, then continue onto High Lanes. Proceed straight over the next roundabout; the property will be on the left.

what3words ///corded.usual.frail





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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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