

Property description – 1st August 2011

Property: 14 Steamers Hill, Angarrack, Hayle

Agent: Berwick & Berwick, Hayle (01736 759696)

Price: £349,950

4 bed detached period home with permission to convert double garage into 2 bed annexe

Berwick & Berwick, **team** estate agent in Hayle and St Ives is delighted to offer for sale 14 Steamers Hill, a delightful and spacious detached period home with four bedrooms in a large plot in Angarrack, a sought-after village near Hayle, West Cornwall.



Sitting next door to the quaint village pub in a plot extending to just under a quarter of an acre, 14 Steamers Hill has a generously sized south-facing garden with views to the viaduct, a treehouse and various outbuildings.

Inside the house is a large entrance porch and hallway with double doors to the dining room and a glazed door to the kitchen/ breakfast room. Both the dining and living rooms have laminate wood flooring and in addition, the lounge boasts a beamed ceiling, living flame gas fire and French doors



to the conservatory, which enjoys a south-facing outlook and French doors into the garden. The kitchen/ breakfast room is fitted with solid Oak units as well as a Belfast sink, built-in five-ring Bosch hob and double oven, integrated Smeg dishwasher and a breakfast bar, and there is also a utility room and downstairs WC.

From the landing are four double bedrooms, the master 12'2" x 11'6" bedroom with an en-suite shower room, and a luxury family bathroom with Jacuzzi bath and heated towel rail.

A small courtyard sits to the front of the house while the majority of the garden lies to the rear and is mainly lawned with a range of shrubs and trees, including apple, pear and Cornish Plum along with a decked area with attractive pergola and sitting area, a small pond and a vegetable plot. There are several useful outbuilding



including a stone shed, greenhouses and a summer house with power points.

Adjacent to the cottage is hardstanding providing parking for three cars and a 21' detached garage/workshop with planning permission approved for conversion into a detached annexe with two bedrooms, an open plan living/ kitchen area and a bathroom.

14 Steamers Hill is a wonderful family home and should be viewed to be appreciated. For further details, pop into Berwick & Berwick on Tregenna Hill in St Ives or Foundary Square in Hayle, call the St Ives office on 01736 799090, Hayle on 01736 759696 or visit www.teamprop.co.uk.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 63 members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

Samantha Mason, Bubble Public Relations. Tel: 01869 248524. Mobile: 07957 364179. Email:bubblepr@mac.com
Berwick & Berwick, St Ives Tel: 01736 799090. Hayle Tel: 01736 759696