



Hillside, Banns Road



# Hillside, Banns Road

Mount Hawke, Truro, Cornwall TR4 8BW

Porthtowan 2 miles St Agnes 3 miles Truro 9 miles

Tucked away in this popular north coast village, an attractive well-appointed individual detached bungalow with, garage, excellent parking and outstanding outdoor space.

- Individual Detached 3 Bed Bungalow
- Parking for Approximately 7 Vehicles
- Large Decked Area with Hot Tub
- Freehold
- Stunning Gardens
- Proximity to the North Coast Schools
- Access to Well Regarded Schools
- Council Tax Band D

Guide Price £599,000

## SITUATION

The village of Mount Hawke boasts Post Office, a Country Store, Flower Shop, Day Nursery and an excellent Primary School. It is close to the North coast beaches and is approximately 7 miles to the centre of Truro to enjoy all the trappings a city has to offer - theatre, cinema, markets, shopping, entertainment and numerous eating and drinking venues.

The property is a 1.9 mile walk, largely along rural footpaths, to the coast.

## DESCRIPTION

This attractive detached bungalow set in a private plot is within easy reach of the North Coast, Truro, and the surrounding countryside. Well-presented and maintained throughout by the owners, the generous accommodation includes three well sized double bedrooms, one with an en-suite bathroom. A family bathroom serves the other two bedrooms which both have fantastic views over the woodland garden.

The living accommodation includes a wide entrance hallway, sitting room with wood burner, dining room with sliding door to rear decking area, and modern kitchen with electric hob and oven, integrated dishwasher a range of fitted kitchen units. Adjacent to the kitchen is a utility room which the current owners use as pantry storage and to house the fridge/freezer and microwave.



## OUTSIDE

To the front and sides of the property are two driveways catering for around 7/8 cars, a single garage, a good size front garden which is screened from the road by mature hedging, a wide side pathway gives access to the rear garden.

The rear gardens have recently undergone extensive landscaping to now offer a large and attractive garden separated into different areas with meandering paths and steps connecting the different zones, there are two newly installed decked seating areas to enjoy. There are also areas of loose granite chippings offering reduced maintenance and dwarf stone walls. The garden is extremely private and a real rural oasis with its mature shrubs and trees. The immediate back of the property opens out onto an extensive decked area which looks out over the garden and gives you the feeling of being nestled in the treetops. Below this are a couple of different levels of lawn divided by flower and shrub borders, the bottom section of garden is a natural wooded space which is abundant with wildlife and gives complete privacy.

The current owners have installed an inset, moulded hot tub plus a large timber studio/ gym with power and lighting, both of which are included in the sale of this home.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

## SERVICES

Mains electricity, drainage and water (metered). Oil fired central heating.

Broadband speed – Ultrafast fibre, Mobile coverage indoors – EE & O2 limited. Mobile coverage outdoors – EE, Three, O2 and Vodafone likely.

## DIRECTIONS

Driving along Fore street through Mount Hawke with the Methodist Church on your left and continue on Fore Street at the junction.

The road name changes to Banns Road after about 100ft, continue along Banns Road for a further 500ft and the property will be positioned on your right marked by a Stags 'For Sale' board.

## ADDITIONAL INFORMATION

The property is subject to a number of tree preservation orders. A private residential property is currently being built next door to the property. Further information on the above can be available on request from Stags.

A current 'agreed' planning application (PA25/1714/07/R) is accessible via the planning portal. The planning application is for various works to the property which the vendor has completed some and decided not to proceed with others.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



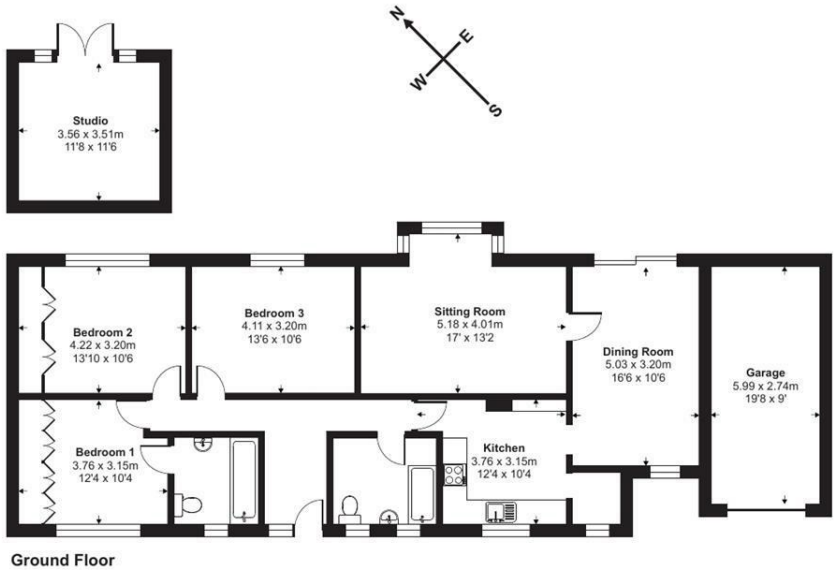
| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         | 77        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F | 46      |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

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Approximate Area = 1380 sq ft / 128.2 sq m (includes garage)  
Studio = 134 sq ft / 12.4 sq m  
Total = 1514 sq ft / 140.7 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1151082



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