



## Roselyn Bungalow, Townshend, Hayle, Cornwall, TR27 6AF

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**A contemporary new build bungalow in a village setting**

St Ives 9.7 miles

• New Build • Entrance Hallway • Open Plan Sitting/Dining/kitchen •  
Cloakroom • Utility Room • Master Suite With Dressing Room • Two Further  
Bedrooms • Family Bathroom • Gardens & Parking •

**Guide price £350,000**

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## **SITUATION**

Situated in the heart of the quiet peaceful and popular village of Townshend with nearby primary schools in St Hilary, Leedstown and Godolphin and activities surrounding the village hall. Roselyn Bungalow is well situated to access both north and south coasts with the nearest beaches at Perranuthnoe, Praa Sands and Marazion. Goldsithney about two miles to the west and also offers a range of local amenities About seven miles to the west is the harbour town of Penzance and about four miles to the north the town of Hayle where the railway offers direct links to London Paddington . The popular town of St Ives is 9.3 miles distant and the Cathedral city of Truro where a more extensive range of shopping, schooling and banking facilities is 22.3 miles distant.

## **DESCRIPTION**

Situated in the heart of the village with beautiful far reaching rural views, this new build dorma bungalow offers beautifully presented spacious accommodation. The property has a spacious gravelled driveway and a generous garden to the rear. An attractive canopied covered porch leads into the property.

## **ACCOMMODATION**

(with approximate room measurements shown on floor plan)

### **ENTRANCE HALLWAY**

The half glazed door with side panel leads into the entrance hallway with cloaks hanging space and laminate flooring.

### **CLOAKROOM**

Opaque window to side. Low level WC, vanity wash hand basin. Radiator.

### **UTILITY ROOM**

Window to front. Plumbing for washing machine and tumble dryer. Laminate flooring. Worcester boiler.

### **OPEN PLAN KITCHEN/DINING/SITING**

An impressive light and airy dual aspect room with glazed panels and French doors to rear garden. Stairs turning to first floor. Under stairs storage. Opening into the spacious kitchen area with a comprehensive range of handleless pale grey high gloss units with glazed display wall cabinet. Matt Square edge



laminated work surfaces with up stands. Stainless steel one and a half bowl sink and drainer. Integral dishwasher, fridge, freezer and oven. Four ring halogen hob with stainless steel splash back, glass and stainless extractor fan. Large picture window to rear with glorious rural views, window to the side. Radiator.

### **MASTER SUITE**

Dual aspect room with windows to the rear and side. Walk in dressing room. En suite shower room with double shower cubicle, vanity wash hand basin storage unit, low level WC, stainless steel towel warmer and obscure window to the front. Tiled flooring.

### **FIRST FLOOR**

#### **LANDING**

Spacious galleried landing with large velux windows to the front and rear. Radiator

#### **BEDROOM TWO**

Dual aspect with windows to the rear and side. Radiator.

#### **BEDROOM THREE**

Window to the rear. Radiator.

### **FAMILY BATHROOM**

Large velux window to the front. Wall hung vanity sink unit with storage. Bath, large shower cubicle, low level WC. Stainless steel towel warmer.

### **OUTSIDE**

The property is approached over a spacious granite chipped driveway allowing parking for several cars. Space for garage subject to the necessary consents. Spacious level garden. Natural hedged boundaries. Rural Aspect.

### **SERVICES**

Mains water, private drainage, oil fired central heating, Photo voltaic panels.

### **VIEWINGS**

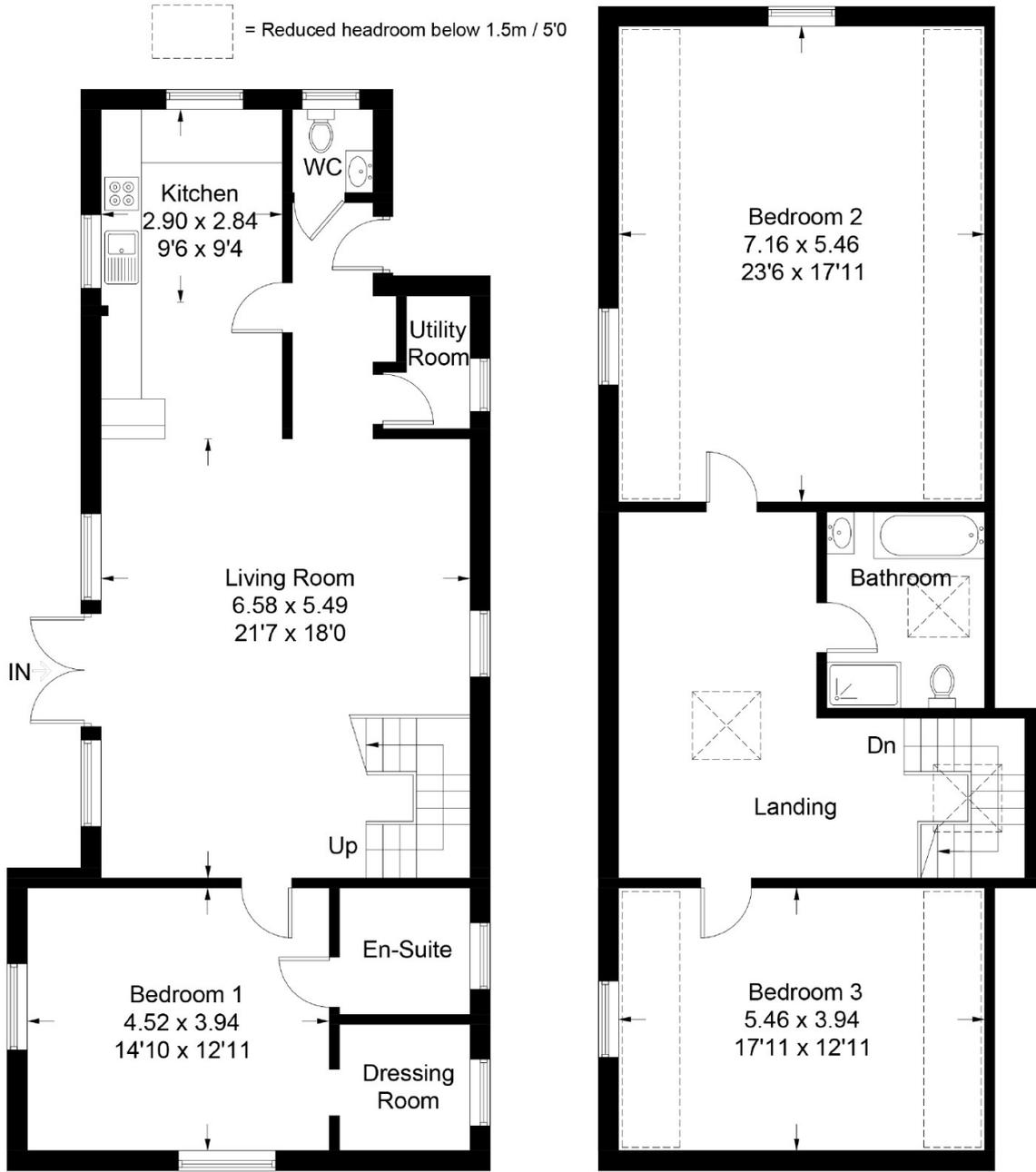
Strictly and only by prior appointment with Stags Truro office on 01872 264488

### **DIRECTIONS**

Upon entering the village of Townshend from Praze head over the crossroads and the bungalow will be evident on the left hand side.



Approximate Gross Internal Area = 180.3 sq m / 1941 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID509672)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			102
(92-101)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		88	
			EU Directive 2002/91/EC