



- Detached Four Bedroom Bungalow
- One Bedroom Annexe
- Countryside Views
- En-Suite Bathroom

## Heathers Hollies, Green Lane, Portreath, Redruth, TR16 4NX

Guide Price £500,000

A spacious four bedroomed bungalow situated on the outskirts of this popular village which boasts a separate one bedroom annexe. The internal accommodation briefly comprises: Entrance hallway, Sitting room with countryside views, large kitchen/diner, utility room and conservatory, shower room four bedrooms with en-suite bathroom. Externally there are private well stocked gardens and storage sheds.

## GROUND FLOOR 1539 sq.ft. approx.



## Property Description

### DESCRIPTION

A spacious four bedroomed detached bungalow which is situated on the outskirts of the popular seaside village of Portreath, boasting generous accommodation and a separate one bedroom annexe. The spacious and diverse bungalow needs to be viewed to fully appreciate the accommodation on offer which comprises: Entrance hallway, Sitting room with countryside views and feature fireplace, large kitchen/diner with a range of base and wall units and views towards the front garden, utility room with and conservatory. There is also a shower room, four bedrooms with the master bedroom offering an en-suite bathroom. The Annexe has its own entrance, bedroom with wet room, living room/kitchen, sun room and would make an ideal income or additional accommodation for a dependant relative. Externally there are private well stocked garden to the front with parking for at least two vehicles. The garden is laid to lawn with countryside views and two storage sheds.

### LOCATION

Portreath is an extremely popular coastal village noted for its sandy beach, surfing, bodyboarding and active harbour. There is access to the north Cornish coast path with its stunning walks and coastal vistas, and the rear access to the property leads directly to the Mineral Tramway for walking, running and cycling. The village is active throughout the year with a primary school, convenience store, bakery, three pubs, two café-bars, beachside café and salon. Well situated for access to major transport routes, the A30 is found within 3 miles and the nearest major town of Redruth (3 miles) has a mainline rail station with direct links to London Paddington and the north of England. Newquay Airport is approximately 27 miles distant, whilst Truro, being the main administrative, business, recreational and retail centre for Cornwall is within an easy 12-mile drive.





ENTRANCE HALL

SITTING ROOM

16' 0" x 11' 6" (4.88m x 3.51m)

KITCHEN/DINER

19' 8" x 9' 10" (5.99m x 3m)

MASTER BEDROOM

11' 6" x 9' 10" (3.51m x 3m)

ENSUITE BATHROOM

BEDROOM

13' 7" x 9' 5" (4.14m x 2.87m)

BEDROOM 3

9' 10" x 9' 5" (3m x 2.87m)

BEDROOM 4/STUDY

8' 8" x 8' 2" (2.64m x 2.49m)

SHOWER ROOM

UTILITY ROOM

14' 1" x 7' 10" (4.29m x 2.39m)

ANNEXE

ANNEXE BEDROOM

11' 6" x 10' 3" (3.51m x 3.12m)

SITTING/KITCHEN

11' 5" x 10' 9" (3.48m x 3.28m)

WET ROOM

ANNEXE SUN ROOM

11' 6" x 5' 3" (3.51m x 1.6m)



GROUND FLOOR  
1539 sq.ft. approx.



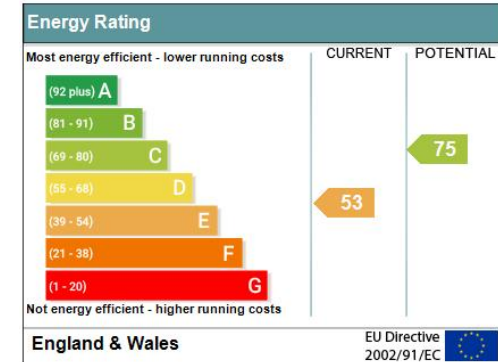
HEATHERS HOLLIES & ANNEXE, GREEN LANE, PORTREATH

TOTAL FLOOR AREA : 1539 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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