



- Detached Executive Home
- Four Double Bedrooms
- Two En-Suite Shower Rooms
- Family Bathroom

## Winterfel, 4 Langarth Court, Redruth, TR15 2FP

Offers In Excess Of £625,000

Situated within this exclusive development of only five properties, this immaculate detached four double bedroomed executive residence boasts generous accommodation throughout with ample parking and a double garage.





## Property Description

### DESCRIPTION

Situated within this exclusive development of only five properties, this spacious detached four double bedroomed executive residence boasts generous accommodation throughout with ample brick paved parking and a double garage. The internal accommodation comprises: Entrance hallway with oak staircase rising to the first floor, doors connecting to the kitchen/diner and the triple aspect living room with its feature wood burner, bi fold doors opening to a paved seating area, access to the light and airy sun room which offers wonderful views across the garden and under floor heating. The fitted kitchen/diner has an island unit with breakfast bar and a range of integrated appliances which include, hob with hood above, double oven, dishwasher, two fridges, and a freezer, instant boiling water tap, The ground floor accommodation is completed by the utility room and cloakroom.

To the first floor the large master bedroom has a walk in wardrobe, en-suite shower room and additional study room. the remaining three double bedrooms all benefit from built in wardrobes and bedroom two also has an en-suite shower room, the first floor accommodation is completed by the family bathroom.



Externally the front property has an attractive finish with cedar cladding, stone and hung slate, there is bricked paved parking either side of the property and a double garage. The private rear garden has established quickly and has been thoughtfully designed and landscaped with pathways bordered by manicured lawns, feature flowerbeds, archways and seating areas. There is also a paved area with a water feature.





The property has an electric heat recovery system, solar PV panels on the roof for the hot water supply and the benefit of a 10 year Architect certificate guarantee.

The development is set a little way from the road which offers seclusion and privacy.

#### LOCATION

Redruth offers a wide range of facilities which includes shops, bars and restaurants as well as junior and secondary schooling and a mainline railway station connecting with London Paddington. More comprehensive shopping can be found in Truro which is around 12 miles distance from the property. The popular village of Portreath is only 5 miles away and is renowned for its beach and coastal walks.



#### ENTRANCE HALL

#### LIVING ROOM

21' 0" x 19' 3" (6.41m x 5.89m)

#### SUN ROOM

14' 11" x 9' 10" (4.55m x 3.02m)

#### KITCHEN/DINER

27' 1" x 11' 9" (8.28m x 3.60m)

#### UTILITY ROOM

11' 1" x 9' 1" (3.39m x 2.79m)



#### CLOAKROOM





#### FIRST FLOOR LANDING

#### MASTER BEDROOM

13' 6" x 12' 5" (4.13m x 3.80m)

#### EN-SUITE

7' 11" x 7' 10" (2.42m x 2.40m)

#### STUDY

8' 0" x 5' 8" (2.45m x 1.73m)

#### WALK IN WARDROBE

7' 10" x 5' 2" (2.41m x 1.60m)

#### BEDROOM

14' 0" x 11' 10" (4.28m x 3.62m)

#### BEDROOM

12' 8" x 11' 9" (3.88m x 3.60m)

#### BEDROOM

14' 10" x 11' 10" (4.53m x 3.62m)

#### EN-SUITE

8' 8" x 5' 6" (2.65m x 1.69m)

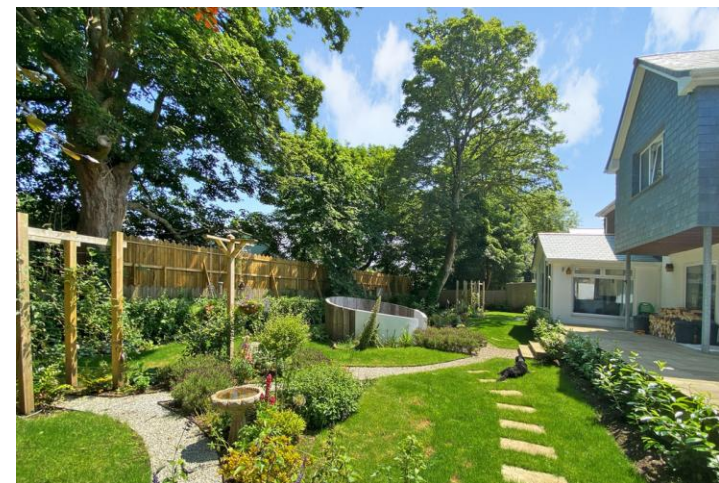
#### FAMILY BATHROOM

9' 1" x 8' 8" (2.78m x 2.65m)

#### DOUBLE GARAGE

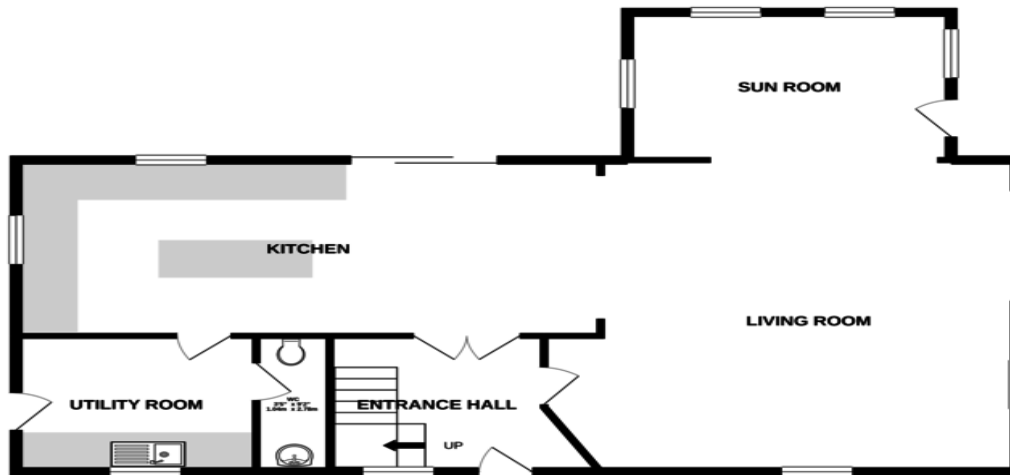




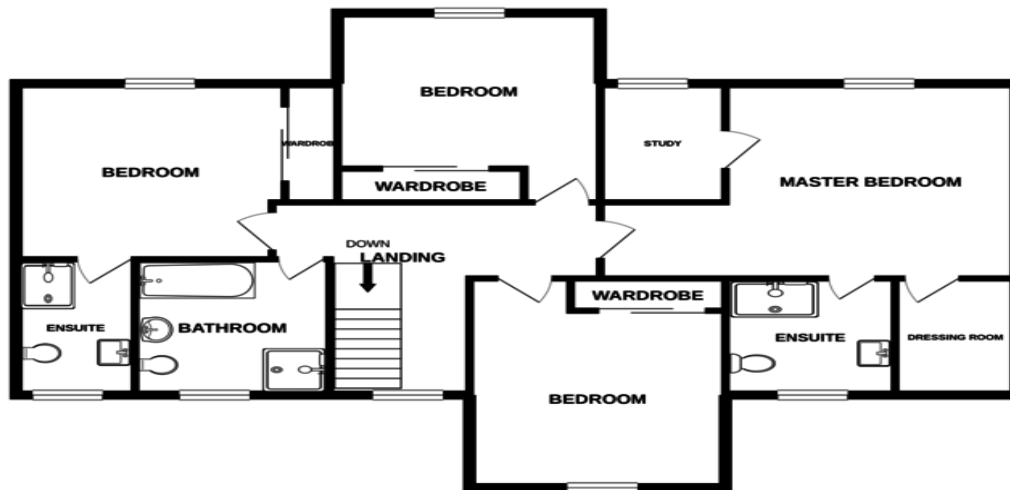




**GROUND FLOOR**  
1123 sq.ft. (104.3 sq.m.) approx.



**1ST FLOOR**  
1106 sq.ft. (102.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(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, Scotland & Wales		
	EU Directive 2002/91/EC	

19 Lemon Street, Truro,  
Cornwall, TR1 2LS

**TOTAL FLOOR AREA : 2229 sq.ft. (207.1 sq.m.) 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 floorplan is for guidance purposes only and should be used as such by any prospective purchaser. The services of a surveyor should be shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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