



Whitehall | Scorrier | Redruth | TR16 5BB

**Price Guide £1,100,000**





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- Substantial Detached Residence
- Five Bedrooms
- Separate Detached Two Bedroom Annexe (Built 2014)
- Modern Fitted Kitchen
- Large Garden Room
- Grounds Approaching 1 Acre
- Generous Parking
- Beautiful Bathroom Suite
- Oil Fired Haating

Steeped in local history, Mayfield is a substantial period residence which is beautifully presented and set within grounds approaching 1 acre. This former mine Captains house dates back to the 1820's and offers diverse accommodation boasting five bedrooms, two bathrooms, one shower room and four reception rooms. In addition to this is a detached two bedroomed annexe with its own driveway.







### Description

Steeped in local history, Mayfield is a substantial period residence which is beautifully presented and set within grounds approaching 1 acre. This former mine Captains house dates back to the 1820's and offers diverse accommodation which has been the subject of much improvement and modernisation by the vendors whilst being sympathetic to the heritage of the property. The substantial accommodation comprises: Entrance hallway with stairs rising to the first floor, dado railing, access into the living room with feature fire place housing wood burner, bay window and doorway leading to the large triple aspect garden room with Travertine tiled flooring and a wood burner. This is the perfect room for entertaining with double doors opening onto the garden patio area. Continuing from the hallway there is a separate dining room with bay window and wooden flooring, study and snug with tiled flooring, Georgian tiled fireplace & surround housing Rayburn (decommissioned) and doorway leading to the refurbished Kitchen/breakfast room. The modern kitchen is fitted with a range of integrated appliances which include, Bosch double oven, microwave, warmer drawer, American fridge freezer, LPG Gas hob, Granite worktop with inset one and half bowl stainless steel sink unit, Travertine tiled flooring flowing into the utility room, plumbing for washing machine, Oil fired central heating boiler, connecting staircase to the first floor, the internal accommodation is completed by the ground floor shower room. From the main staircase there is access to the three bedrooms, with main bedroom having an array of built in wardrobes. The main modernised bathroom with Heritage suite and Villeroy and Boch tiling, featuring a freestanding roll top bath, separate shower cubicle, low level w/c and vanity sink unit. From the bathroom there is a door connecting the fourth bedroom, this in turn leads onto a landing which connects to the staircase leading from the utility, thus allowing the potential to provide a separate living area for a dependant relative. The first floor accommodation to be completed by the fifth bedroom which has built in wardrobes and another bathroom. Externally the vendors converted a garage in 2014 to create an immaculate two bedroomed annexe with spacious living/ kitchen area, with both bedrooms having en-suite shower rooms. The Annexe has its own private driveway, parking and paved garden area. This provides auxiliary accommodation to the main dwelling and a fantastic opportunity for additional income. Externally the private level main garden has lawn and surrounded by mature trees and shrubs, a wooden 10x8 summer house with light and power. The rear garden is paved with ornamental pond, paved area and access to the four sheds.

### Location

Mayfield is located between Chacewater to Redruth and enjoys a wooded setting close to Scorrier Woods which has a wonderful labyrinth of footpaths and bridleways and is a short distant (1/2 a mile to the main A30 trunk road) at Wheal Rose. The nearby village of Chacewater (1 mile) has a range of local facilities catering for daily needs and Truro city being the main retail and recreational centre for Truro is some 7 miles distant. Redruth town centre some 2.5 miles distant also provides a mainline rail station. Beaches can be easily accessed at Porthtowan, Chapel Porth and Portreath, all approximately 3 miles distant.

### Hallway

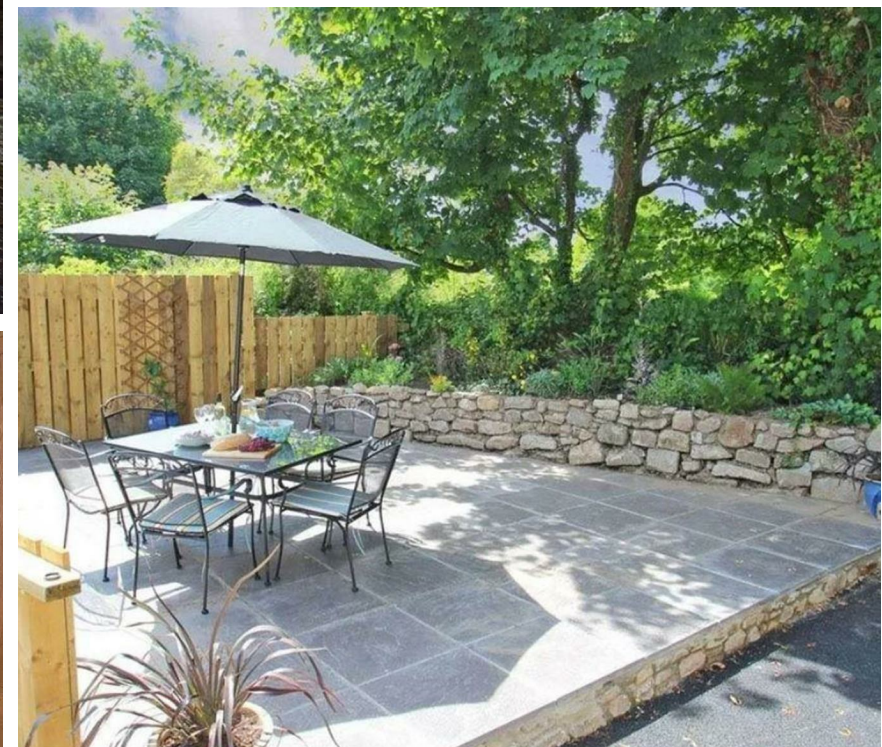
#### Living Room

12'2" x 16'8" (3.73 x 5.10)

#### Garden Room

17'4" x 20'6" (5.29 x 6.26)







### Dining Room

14'6" x 13'7" (4.42 x 4.16)

### Office

9'6" x 8'0" (2.91 x 2.45)

### Snug

12'1" x 10'11" (3.70 x 3.35)

### Kitchen/Breakfast Room

13'5" x 22'11" (4.09 x 7.01)

### Utility Room

12'1" x 5'2" (3.70 x 1.58)

### Shower Room

5'11" x 8'1" (1.81 x 2.47)

### First Floor Landing

### Bedroom

9'2" x 9'2" (2.80 x 2.80)

### Bedroom

18'0" x 11'5" (5.51 x 3.49)

### Bedroom

11'5" x 11'10" (3.50 x 3.61)

### Bathroom

10'8" x 8'4" (3.27 x 2.55)

### Bedroom

13'6" x 12'3" (4.14 x 3.75)

### Bedroom

10'11" x 10'4" (3.33 x 3.15)

### Bathroom

5'11" x 10'10" (1.81 x 3.31)

### Annexe

### Porch

3'11" x 5'6" (1.20 x 1.68)

### Living/Kitchen Area

29'1" x 14'10" (8.88 x 4.54)

### Bedroom

12'1" x 10'0" (3.69 x 3.07)

### Shower Room

12'4" x 4'0" (3.76 x 1.24)

### Bedroom

12'8" x 9'6" (3.88 x 2.91)

### Bathroom

12'7" x 4'10" (3.86 x 1.49)

### Agents Information

Tenure - Freehold

Broadband : Standard or Superfast - 14mbps to 79 mbps download speeds (Source OFCOM :

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&upm=10001213227>

Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE, THREE & Vodafone (LINK

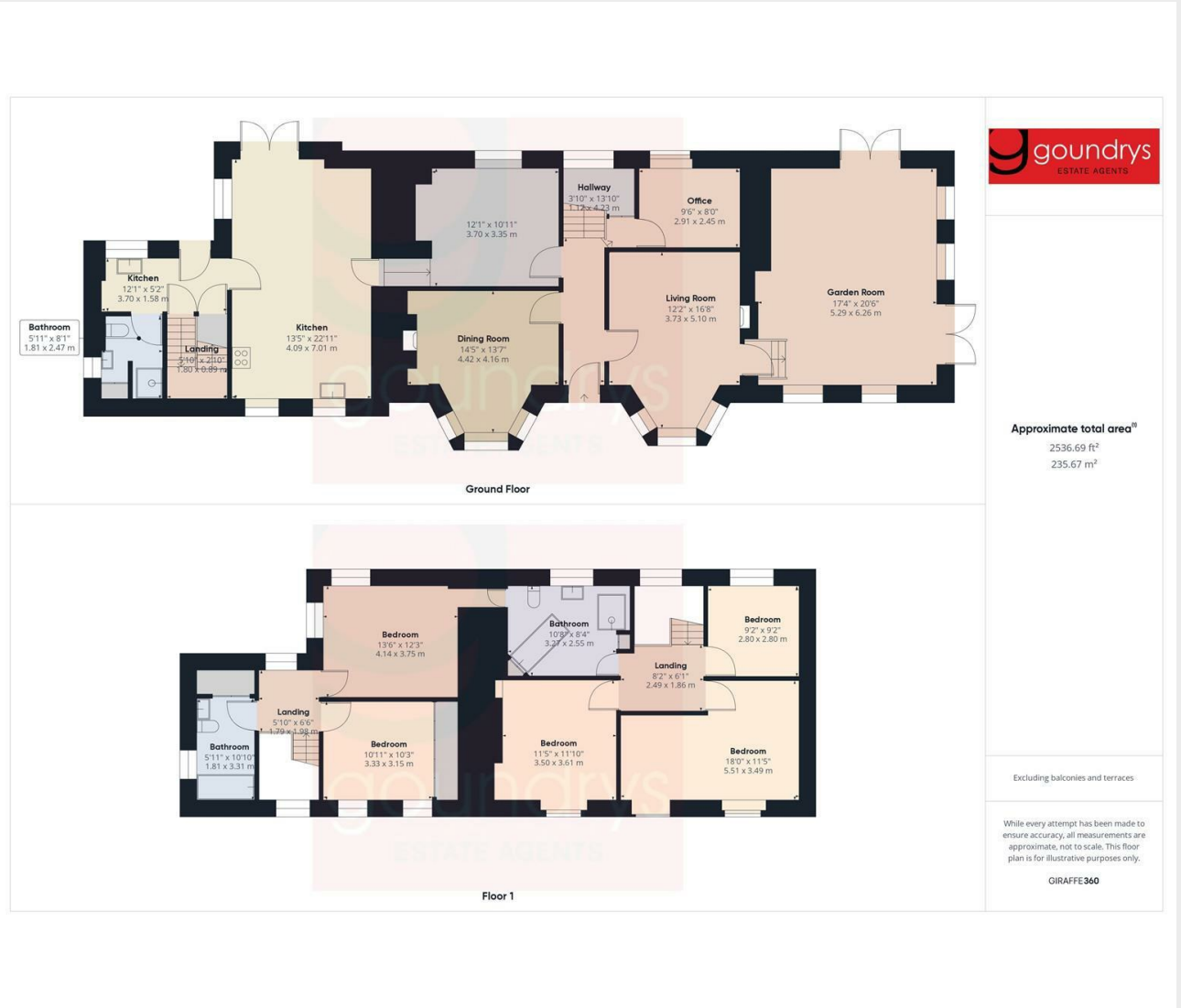
: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&upm=10001213227>)

Council Tax – Band F – (Source : [https://www.tax.service.gov.uk/check-council-tax-](https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000)

band/property/12717182000)

Mains Electric, Shared Septic Tank, Mains Water Metered, Solar Panels for electric supply. Gas Hob in





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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