



Clinton Road, Redruth

Guide Price £485,000

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## Clinton Road, Redruth

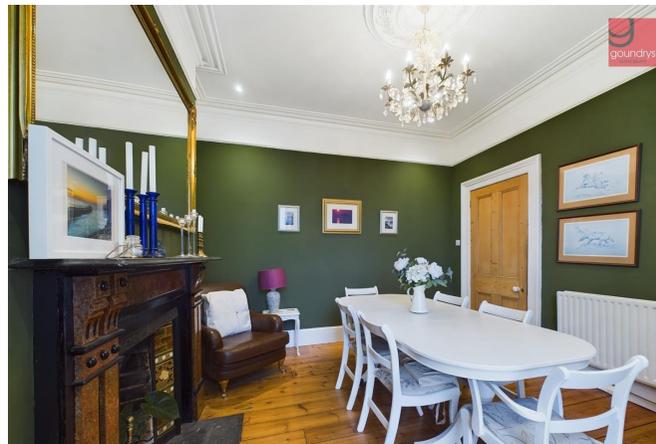
Incavilla really needs to be viewed to be fully appreciated and is one of the nicest houses I have seen in a long time where the sellers have painstakingly restored their home to an extremely high standard with many original features, with the advantage of garage and off road parking which is rare in this type of property. Located within one of the most highly regarded areas in Redruth, this is a substantial period semi-detached 5 bedroom home which boasts high ceilings with cornicing, many original period features including restored sash windows, gas central heating, fireplaces to principle rooms, tessellated hallway floor with sweeping staircase and wooden floors to other rooms. The sunny gardens are also a feature of this property with potential to extend the property if required (subject to planning permission) which includes further potential in the basement which at present is ideal for storage.





## Description

Found within one of the most highly regarded and sought after locations in Redruth is this substantial 5 bedroom period property. This superb family home boasts high ceilings, character features and spacious accommodation throughout as one would expect from a period property. The accommodation on offer is as follows: The entrance door opens into the welcoming hallway having beautiful tessellated tiled flooring with doors leading to the generous size living room having a bay window to the front elevation plus a feature fire place and beautiful ceiling rose. The dining room again being a good size with a sash window to the rear and another feature fire place. The kitchen can be found towards the rear of the property having a Rayburn plus a separate oven with a 5 ring gas hob and an Island, from the kitchen a door opens into the pantry which leads into the garden via a flight of steps. On the first floor there are 4 of the bedrooms with the master bedroom having a bay window. Also on the first floor you will find the family bathroom plus separate W.C. Stairs rise to the 2nd floor where you will find Bedroom 5 being a large room with potential. From the ground floor there is a door which opens to a staircase leading you down into the cellar and basement storage area, from here a door opens into the garden. The attractive rear garden is laid to lawn with a terraced area ideal for alfresco dining and enjoying the sunshine. The garage can be found towards the end of the garden having a side entrance door. The property is warmed by gas central heating. Offered to the market with No Onward Chain.





**Living Room**  
4.55m x 4.17m

**Dining Room**  
3.96m x 3.84m

**Kitchen**  
4.01m x 3.10m





Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**

1868.94 ft<sup>2</sup>

173.63 m<sup>2</sup>

**Reduced headroom**

43.82 ft<sup>2</sup>

4.07 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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