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**Scorrier,  
Redruth**

**£320,000  
Freehold**







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## Property Introduction

A delightful detached four-bedroom generous size cottage with two garages located in a desirable location in the ever-popular village of Scorrier.

This family home offers well-proportioned accommodation with an abundance of potential.

The cottage benefits from double glazed windows, gas central heating, a 21' dual aspect kitchen/diner, lounge and ground floor shower room. To the first floor are four bedrooms and a family bathroom.

The property also boasts two integral garages and a small garden is located at the front of the property.

## Location

The village of Scorrier is centrally situated between the towns of Redruth and Truro with good transport links to both towns. The cathedral city of Truro which is the main centre in Cornwall for business and commerce is approximately seven miles distant with a wide range of facilities including high street multiples, secondary schools, sixth form college, Hall for Cornwall, The Royal Cornwall Hospital and a mainline railway connection to London.

Redruth, the nearest town, will be found within two and a half miles and here there is also a mainline Railway Station, both local and national shopping outlets, banks and Post Office. The north coast at Portreath is only five miles distant and the area around Scorrier is well served with cycle ways, footpaths for country walks and there are two pubs within walking distance.

## ACCOMMODATION COMPRISES

Double glazed door opening to:-

### HALLWAY

Radiator and tiled flooring. Doors off to:-

### KITCHEN/DINER 21' 11" x 10' 9" (6.68m x 3.27m) maximum measurements

A dual aspect room with uPVC windows to front and rear. Range of wall and base units with roll top work surface over incorporating

an inset 'Belfast' style sink. Spaces for electric oven and fridge/freezer. Wood burning stove, tiled floor. Double opening doors to garage. Wall mounted gas boiler.

**LOUNGE 16' 0" x 10' 8" (4.87m x 3.25m)**

uPVC sash double glazed window to front elevation. Feature inset gas fire, radiator and carpeted flooring.

**SHOWER ROOM**

Enclosed shower cubicle, low level WC and wall mounted wash hand basin. Double glazed window and carpeted flooring.

**INNER HALLWAY**

Below the stairs is plumbing for washing machine. A door provides access to garage one and stairs lead up to the first floor.

**FIRST FLOOR LANDING**

uPVC window to rear aspect, loft access, wooden flooring and doors off to all rooms.

**BEDROOM ONE 11' 4" x 10' 4" (3.45m x 3.15m) maximum measurements**

uPVC double glazed window to rear. Wooden flooring. Radiator

**BEDROOM TWO 11' 7" x 8' 7" (3.53m x 2.61m)**

Sash uPVC double glazed window to front. Wooden flooring. Radiator

**BEDROOM THREE 11' 6" x 8' 2" (3.50m x 2.49m) pus door recess**

Sash uPVC double glazed window to front. Wooden flooring. Radiator

**BEDROOM FOUR 8' 6" x 8' 4" (2.59m x 2.54m)**

Sash uPVC double glazed window to front. Wooden flooring. Radiator

**FAMILY BATHROOM**

Roll top bath, low level WC and pedestal wash hand basin. Extractor fan, heated towel rail and 'Velux' roof light. Built-in storage cupboard and wood floor.

**GARAGE ONE 29' 3" x 15' 8" (8.91m x 4.77m)**

Access via the rear entrance of the property. Roller door, uPVC double glazed window to front. Courtesy door to inner hallway.

**GARAGE TWO 23' 8" x 15' 7" (7.21m x 4.75m) maximum measurements, irregular shape**

Accessed via the side of the property. Double opening wooden doors. Power and light. It can be used as a garage or workshop and is in need of modernisation. Courtesy door to kitchen/diner.

**OUTSIDE**

The garden of the property is located to the front and is enclosed with a Cornish hedge and mainly laid with lawn with several mature plants and shrubs.

**AGENT'S NOTE**

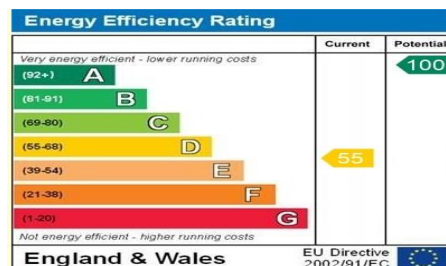
Please be advised that the Council Tax band for the property is band 'C'.

**SERVICES**

Mains water, mains electric, private drainage and mains gas.

**DIRECTIONS**

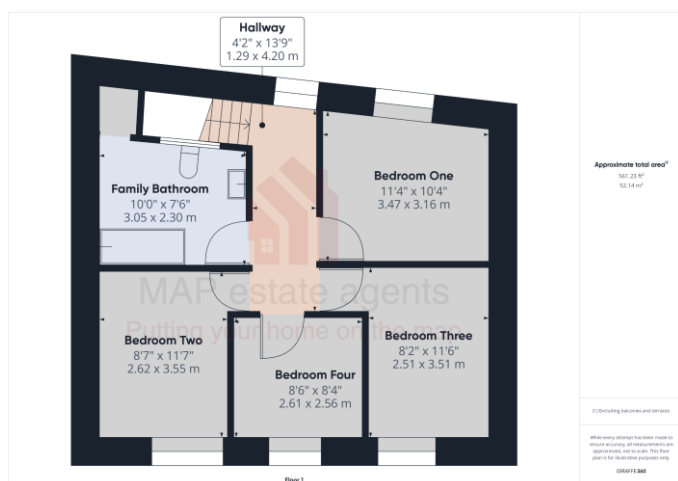
From Redruth Railway Station proceed up the hill into Higher Fore Street and at a give way junction bear left and continue along this road going straight across at a mini-roundabout and dropping down into Mount Ambrose. At the next roundabout take the second exit heading towards Scorrier. After passing a petrol station on your left hand side, take the second exit off the next roundabout and after passing the Fox and Hounds Public House on your left, at a road junction take the first left. Follow the road and the property will be found on the right hand side. If using What3Words:card.toasted.quicksand





## MAP's top reasons to view this home

- Generous size detached cottage
- Four bedrooms
- Family bathroom
- Ground floor shower room
- Kitchen/diner
- Two garages
- Front garden
- Double glazed windows
- Gas central heating
- Chain free sale



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