



MAP estate agents
Putting your home on the map

True North

Green Lane, Portreath, Redruth, TR16 4NX

Portreath, Redruth

Redruth (A30) 5 miles | Truro City 15 miles | Falmouth (south coast) 16 miles | Penzance 21 Miles | Newquay Airport 25 miles | Plymouth 64 miles | Exeter (M5) 96 miles

A substantial detached bungalow in an elevated position with superb coastal views across the popular coastal village of Portreath.

Well-presented throughout, 'True North' is sheltered from the prevailing westerlies and occupies a generous plot.

Offering versatile family sized accommodation there is the potential to create an annexe suitable for a dependent relative or possibly holiday letting.

Kitchen/breakfast room | Lounge | Snug | Conservatory | Separate WC | Bathroom | Four bedrooms - principal bedroom en-suite | Gardens | Garage and workshop | Parking | Coastal views

£725,000 Freehold



Property Introduction

Many of the rooms within the bungalow enjoy an outlook towards the coast, across the village and towards countryside.

Presented to a high standard throughout there are four double size bedrooms with the principal bedroom having an en-suite. The lounge has a superb coastal outlook, there is a snug which may suit those wishing to work from home and the dining conservatory enjoys a sunny aspect and is ideal for use throughout the year.

The conservatory, presently used as a dining area links the snug and the kitchen/breakfast room. The latter is well appointed and features an island unit/breakfast bar with granite worktops and a 'Rangemaster' stove. The bathroom has recently been remodelled.

The property benefits from uPVC double glazing and is heated via LPG gas combination boiler located within the utility room.

There is untapped potential, subject to the usual consents to convert the generous loft into additional living space which would benefit from a coastal and rural outlook.

To the outside there is ample parking and turning to the front of the bungalow and there are three seating areas, two of which enjoy superb coastal and rural views and would suit outside entertaining on a sunny evening. The third area set to the rear offers a private and discreet space for alfresco dining. Set down to the side is a further garden with raised beds ideal for vegetables etc and there is a private mainly lawned garden. In addition to the detached garage, one will find a workshop with double doors, with power and light connected, this would make the ideal 'man cave'.

A truly unique property in a wonderful setting with an outlook that reflects what Cornwall is all about, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Portreath is a popular coastal village noted for its sandy beach and active harbour. Popular with surfers and bathers alike, the north coast footpath with its stunning walks passes through the village. Active throughout the year, there are local shops, a bakery and choice of public houses all of which offer dining facilities. Schooling is available within the village for younger children and senior education is available in Redruth.

Ideally placed for access to major transport routes, the A30 will be found within 5 miles and Redruth which is the nearest major town has a mainline railway station with direct link to London Paddington and the north of England.

Newquay Airport is within 25 miles, Truro the administrative and shopping centre for Cornwall is nearby and the university town of Falmouth on the south coast is within commuting distance.

ACCOMMODATION COMPRISES

uPVC double glazed stable door opening to:-

HALLWAY

L-shaped with half wood panelling and a recessed cloaks cupboard. Radiator. Vertical panel oak doors open off to:-

LOUNGE 16' 5" x 13' 5" (5.00m x 4.09m) maximum measurements

uPVC double glazed picture window to the front enjoying a lovely coastal outlook. Focusing on a slate fire surround and hearth with display plinth to one side housing a wood burning stove. Radiator. Archway through to:-

SNUG/HOME OFFICE 11' 3" x 8' 11" (3.43m x 2.72m)

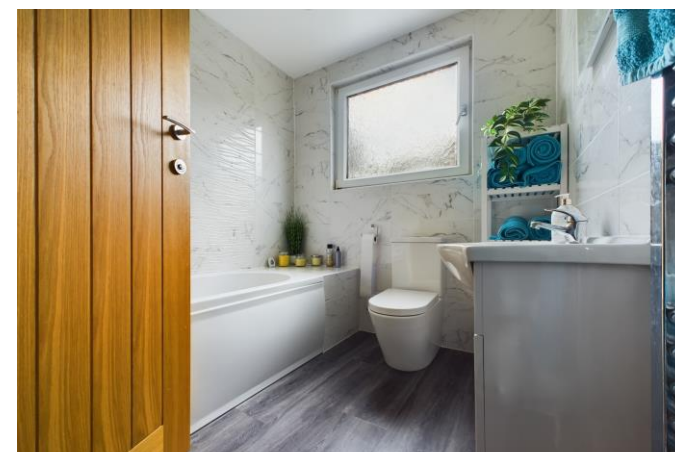
Enjoying a dual aspect with uPVC double glazed windows to the front and side again with a coastal view. Radiator. uPVC double glazed sliding door opening to:-

DINING CONSERVATORY 17' 1" x 8' 3" (5.20m x 2.51m)

uPVC double glazed windows on two sides set on dwarf walling with slate sills and with uPVC double glazed french doors opening onto the side patio. Pitched double glazed roof, planked flooring and radiator. Square archway opening to:-

KITCHEN/BREAKFAST ROOM 13' 4" x 10' 9" (4.06m x 3.27m) plus recess

Two uPVC double glazed windows to the rear. recently remodelled with a shaker style kitchen consisting of eye level and base units and featuring an island bar, ideal for serving breakfast all topped off with black granite working surfaces which feature a butler sink. This room



focuses on a 'Rangemaster' stove set in a tiled recess with an extractor hood over, there is an integrated dishwasher, fridge and freezer. Recessed airing cupboard with radiator and further radiator to the room. door through to hallway and to:-

UTILITY PORCH 6' 4" x 4' 5" (1.93m x 1.35m)

uPVC double glazed door and window to the rear. Space and plumbing for an automatic washing machine, storage space and wall mounted Ariston LPG gas combination boiler. Laminate flooring.

BATHROOM

uPVC double glazed window to the rear. Recently remodelled to include a close couple WC, vanity wash hand basin with storage beneath and shower bath with rain head shower. Towel radiator, laminate flooring and Bluetooth connected mirror. Full ceramic tiling to the walls.

SEPARATE WC

uPVC double glazed window to the rear. Having a corner close

coupled WC and vanity wash hand basin with mixer tap. Half ceramic tiles to walls and ceramic tiled floor.

BEDROOM ONE 13' 0" x 10' 5" (3.96m x 3.17m)

uPVC double glazed window to the rear. Pedestal wash hand basin and radiator.

BEDROOM TWO 10' 8" x 10' 7" (3.25m x 3.22m)

uPVC double glazed window to the front enjoying an outlook towards the coast. Recessed two door wardrobe and radiator.

BEDROOM THREE 13' 1" x 10' 9" (3.98m x 3.27m)

Enjoying a dual aspect with uPVC double glazed window to the front with an outlook towards the coast and a uPVC double glazed window to the side with a view up the valley. Stainless steel and glass corner wash hand basin, laminate flooring and fitted wardrobe. Radiator.

PRINCIPAL BEDROOM 15' 2" x 13' 1" (4.62m x 3.98m) L-shaped, maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the

front and rear. Fitted with a comprehensive bedroom fitment consisting of four door wardrobe and dressing table. Radiator. Door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the side. Featuring a close coupled WC, vanity wash hand basin and enclosed shower with plumbed rain head shower head. Towel radiator, extensive ceramic tiling to walls and tiled floor.

LOFT

The loft is accessed via the kitchen and has a purpose build drop down ladder. The loft has been mainly boarded and has power and light connected. As previously mentioned there is scope for development of this area subject to the usual consents.

OUTSIDE

The driveway to the front of the property leads to a turning area and gives access to a garage and large workshop.

FRONT GARDEN

Immediately to the front of the property there is a large lawn with mature shrubbery which gives access to an enclosed decked seating area with stunning views towards the harbour and coast. Steps lead down to a lower level seating area which again is enclosed and offers a high level of privacy ideal for barbecues etc, this also enjoys views across the harbour and out to sea.

SIDE GARDEN

A gravel pathway leads to the side garden which is mainly lawned, features a patio and has raised beds suitable for vegetables etc. This area also has a high level of privacy and offers scope for further development.

REAR GARDEN

To the rear there is an enclosed rear garden with mature shrubs. Two timber sheds and 8ft x 6ft greenhouse. A particular feature is a gravel, chipped and paved area with a bbq and external lighting which offers a private dining area. On the opposite side of the rear garden is an attractive patio which gives access to the dining conservatory and is an ideal space for alfresco dining or outside entertaining.

DETACHED GARAGE 14' 4" x 8' 6" (4.37m x 2.59m)

With an automatic up and over door and having power and light connected. The garage has been lined and insulated and could well form part of a studio if not required for its original purpose.

WORKSHOP 23' 3" x 17' 10" (7.08m x 5.43m)

A versatile workshop with double doors to the front and with two windows to the side and one window to the rear. Power and light is connected and this space is ideal for those with an interest in cars, motor bikes or boats etc.

SERVICES

Services connected are mains water and mains electric. Private drainage via a septic tank/soakaway.





Approximate total area^m
 1584.65 ft²
 147.22 m²

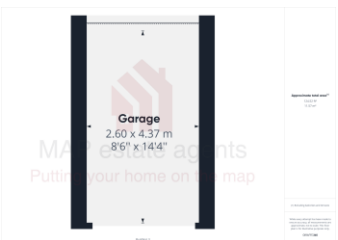
(1) Excluding balconies and terraces.

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

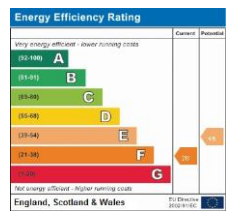
GIRAFFE360



MAP estate agents
 Putting your home on the map



MAP estate agents
 Putting your home on the map



MAP's
 Top reasons to view this home

- Coastal views
- Detached non-estate bungalow
- Four bedrooms, principal en-suite
- Lounge and snug
- Dining conservatory
- Kitchen/breakfast room
- Family bathroom
- Garden
- Garage and workshop
- Popular north coastal location

01209 243333 (Redruth & Camborne)
 01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
 01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
 01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestategents.com
 www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.



