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**Portreath,
Redruth**

**£400,000
Freehold**





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Property Introduction

With the harbour and sandy beach only yards from the property, this versatile family home occupies an enviable position within the popular north coastal village of Portreath. Ideal for those with a larger family or dependent relative, there are five bedrooms, one of which features an en-suite and a family bathroom on the first floor. The lounge enjoys a bow window to the front and has an open beamed ceiling and focuses on a 'Minster' style fire surround housing a wood burning stove. There is a well appointed kitchen with access to a sun room/dining area and set to one side is a wet room, utility and a home office which may well suit those looking for a fifth bedroom. The property is double glazed, there is LPG gas fired central heating and the solar panels which are owned by the property feed into a battery pack for additional convenience.

To the outside there are gardens to the front and rear and at the rear is a garage and workshop/greenhouse. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection of this home.

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 and it is still possible to purchase crabs and lobsters from the local fisherman at the right time of year. The village has local shops, a bakery and a choice of Public Houses, all of which offer dining facilities. Schooling is available within the village for younger children whilst senior education is available nearby at Redruth.

Ideally placed for access to the major transport routes, the A30 trunk road can be found within five miles and Redruth which is the nearest major town has direct links to London Paddington and the north of England. Truro, the administrative and shopping centre for Cornwall is within fourteen miles and Falmouth on the south coast which is Cornwall's university town, is within fifteen miles.

ACCOMMODATION COMPRISES

uPVC double glazed door with storm porch opening to:-

ENTRANCE VESTIBULE

Tiled floor and storage incorporating a battery storage pack for solar panels. Coat and shoe storage. Door to hallway and door to:-

LOUNGE 16' 1" x 15' 1" (4.90m x 4.59m)

uPVC double glazed bow window to the front elevation. Focusing on a 'Minster' style fire surround housing a recessed wood burning stove and with an open beamed ceiling. Radiator and stairs to first floor. Door to:-

KITCHEN 16' 2" x 10' 1" (4.92m x 3.07m)

Two squared archways through to sun room/dining area. Fitted with a range of eye level and base units on three sides with adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. 'Range' style stove with five gas burning hob and with stainless steel splashback, space for dishwasher and radiator. Door to hallway.

SUN ROOM/DINING AREA 15' 7" x 6' 4" (4.75m x 1.93m)

uPVC double glazed windows on two sides set on dwarf walls with uPVC double glazed French doors opening to the rear. Glazed roof and ceramic tiled floor and uprights.

HALLWAY

Radiator and doors opening off to:-

BEDROOM THREE/HOME OFFICE 10' 3" x 7' 5" (3.12m x 2.26m)

uPVC double glazed window to the rear. Laminate flooring, pedestal wash hand basin and radiator.

WET ROOM/WC

Full ceramic tiling to walls and floor and featuring a close coupled WC and with a plunge shower with glass screen. Inset spotlighting.

UTILITY 5' 9" x 4' 5" (1.75m x 1.35m)

Space and plumbing for an automatic washing machine and extensive shelving for storage.

FIRST FLOOR LANDING

A central landing with laminate flooring and recessed cupboard housing a 'Worcester' LPG gas combination boiler for heating and hot water. Radiator. Doors off to:-

BEDROOM TWO 10' 7" x 8' 1" (3.22m x 2.46m) plus door recess

uPVC double glazed window to the rear. Laminate flooring. Recessed hanging space, vanity wash hand basin and radiator. Door to:-

EN-SUITE

uPVC double glazed window to the rear. Fitted with a close coupled WC, corner shower enclosure with 'Triton' electric shower and with ceramic tiled floor and towel radiator.

PRINCIPAL BEDROOM ONE 13' 0" x 8' 7" (3.96m x 2.61m)

uPVC double glazed French doors opening onto a balcony. Two sliding door wardrobe and radiator.

BALCONY 8' 1" x 4' 0" (2.46m x 1.22m)

BATHROOM

uPVC double glazed windows to rear and side. Pedestal wash hand basin, corner bath and tiled effect flooring. Radiator.

WC

uPVC double glazed window to the rear. Low level WC and tiled floor.

BEDROOM FIVE 8' 9" x 6' 1" (2.66m x 1.85m)

uPVC double glazed window to the front. Laminate flooring and radiator.

BEDROOM FOUR 12' 1" x 9' 8" (3.68m x 2.94m) maximum

measurements

uPVC double glazed window to the front. Laminate flooring and radiator.

OUTSIDE FRONT

To the front the garden is enclosed, laid mainly to lawn with shrub borders.

REAR GARDEN

To the rear of the property there is an enclosed garden which has been designed in a Mediterranean style with extensive decking and raised planters together with an area for a barbecue. Pedestrian access leads out to the rear and there is access to a workshop attached to the:-

GARAGE 15' 9" x 8' 6" (4.80m x 2.59m)

Automatic roller shutter door and having power and light connected.

WORKSHOP/SHED/GREENHOUSE 17' 7" x 5' 2" (5.36m x 1.57m) plus

greenhouse area

AGENT'S NOTE

The Council Tax band for the property is Band 'C'. **SERVICES**

The property benefits from mains water, mains drainage and mains electric.

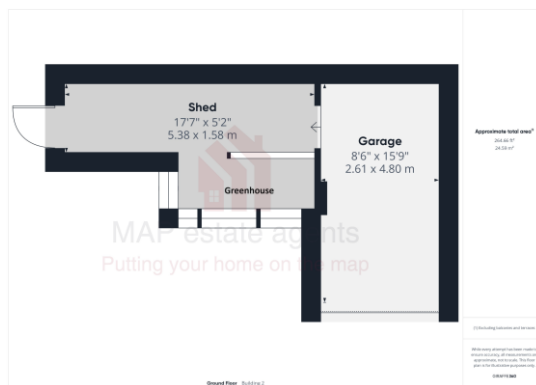
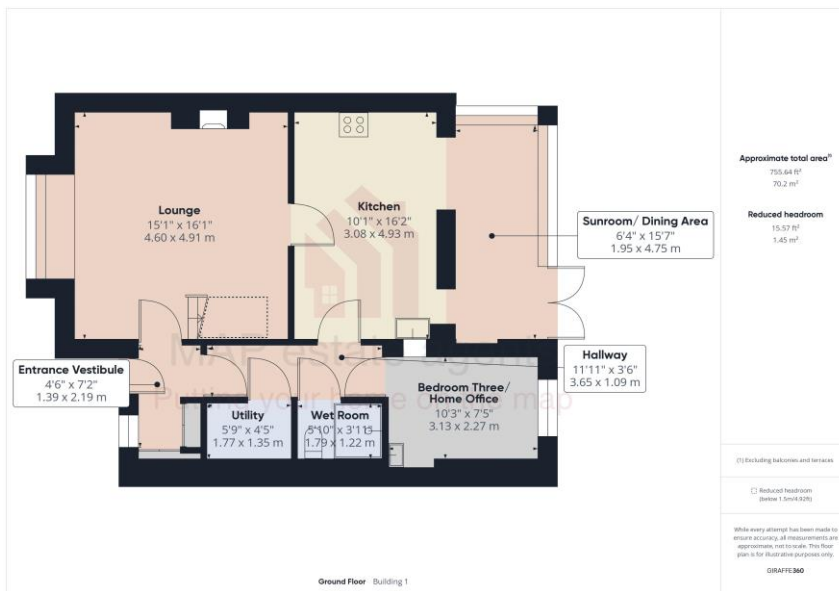


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Terraced family home within yards of the beach
- Five bedrooms with one en-suite
- Lounge with wood burner
- Fitted kitchen
- Sun room/dining area
- Office/bedroom three
- Ground floor wet room
- First floor family bathroom
- Solar panels with battery pack
- Gardens, garage and workshop/greenhouse



01209 243333 (Redruth & Camborne)
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01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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