



MAP estate agents
Putting your home on the map

Tolskithy, Redruth

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Redruth 1.7 miles | Camborne 3 miles | Portreath (north coast) 3.5 miles | Truro City 11.5 miles | Falmouth (south coast) 11.5 miles | Newquay Airport 30 miles | Plymouth 62 miles | Exeter M5 95 miles (Distances are approximate)

An extremely rare opportunity to purchase two detached properties, one of which includes a one bedroom annexe, situated in a tucked away position and offering beautifully presented grounds and gardens, approaching approximately 0.9 of an acre. The versatile and adaptable accommodation would make it an ideal purchase for an extended family to enjoy and have their own independence, yet close enough to be nearby enjoying the delightful gardens.

Aneth Lowen (main house) – Kitchen | Lounge | Dining room | Utility room | Snug | Three bedrooms | First floor bathroom | Annexe – Entrance porch, Kitchen, Lounge, Shower room and Bedroom

Little Lowen (second property) – Entrance porch | Lounge | Kitchen/diner | Two bedrooms | Utility room | Cloakroom | Gardens | Parking

Guide Price £825,000

Freehold



Property Introduction

The grounds are laid mainly to lawn but are thoughtfully landscaped offering a good range of mature shrubs with the plot being surrounded by mature trees, giving it a great deal of privacy and seclusion.

The main house 'Aneth Lowen' is believed to date back to the 19th century and over the years has been extended, yet retains a great deal of its original charm and characteristic features you would expect from this period.

Benefiting from an oil fired heating system and double glazed windows and doors, the accommodation has been tastefully presented with the advantage of an adjoining self-contained annexe. Accessed from the conservatory is an elevated patio overlooking the gardens with steps down to a concrete driveway leading to ample parking facilities.

Both properties have their own independent access and the second property 'Little Lowen' is again extremely well presented and benefits from a bottle gas central heating system and double glazed windows and doors. A generous entrance porch gives access to a lounge with double doors opening to an impressive kitchen/diner offering a good range of fitted units with a double glazed door giving access to the enclosed garden. Additional ground floor accommodation comprises utility room accessing a cloakroom, whilst to the first floor are two double bedrooms along with a modern fitted bathroom.

The gardens are without doubt one of the main features of the property with views towards Carn Brea itself. Upon entering the driveway the ground rises to the left hand side and enjoys a wonderful elevated vista over the rest of the gardens which has various seating areas, therefore ideal positions for maximising the sunshine. Surrounding the plot area mature trees screening the property and the gardens would be considered an ideal opportunity for keen gardeners to utilise.

Location

Approached via a country lane, the local amenities of Redruth are nearby and accessible with an abundance of walks on the doorstep taking in Carn Brea, Tehidy Gardens at Camborne and of course the spectacular north coast with its rugged coastline and popular surfing beaches.

The cathedral city of Truro is approximately twelve miles distant being the main centre in Cornwall for business and commerce and is home to the Hall for Cornwall.

ANETH LOWEN - Main house ACCOMMODATION COMPRISES

uPVC entrance door opening to:-

KITCHEN 23' 2" x 12' 0" (7.06m x 3.65m)

Double uPVC doors giving access to paved patio. uPVC door to side elevation. Variety of grey fitted wall and base storage cupboards with a range of work surfaces incorporating a one and a quarter sink unit, one four drawer storage unit plus additional pan drawer, integrated double oven, hob and stainless steel extractor over, part tiled walls. Breakfast bar, radiator and double glazed window to front elevation. Archway leading to:-

LOUNGE 13' 6" x 11' 0" (4.11m x 3.35m)

Two uPVC double glazed windows to side elevation. Wood burner, vertical radiator. Ornamental arched recess and beamed ceiling. Internal window from kitchen with double storage cupboard under.

DINING ROOM 11' 1" x 10' 2" (3.38m x 3.10m)

Radiator. Ornate arched wall recess. Beamed ceiling. Exposed white painted stone wall. Archway leading back into the kitchen and additional archway leading to:-

HALLWAY

uPVC doorway to conservatory, built-in double storage cupboard.

CONSERVATORY 15' 0" x 11' 9" (4.57m x 3.58m)

uPVC double glazed doors leading out to the garden.

CLOAKROOM

Close coupled WC and wash hand basin. Tiled floor.

UTILITY ROOM 13' 9" x 8' 5" (4.19m x 2.56m)

uPVC double glazed window to rear elevation. Grey single bowl sink and mixer tap with base storage cupboard. Floor to ceiling storage cupboard. Airing cupboard with boiler. Plumbing for automatic washing machine, beamed ceiling and uPVC door to exterior.

SNUG 14' 9" x 8' 7" (4.49m x 2.61m)

Two uPVC double glazed windows to rear elevation. Feature granite fireplace (not functional), radiator, beamed ceiling.

FIRST FLOOR LANDING

uPVC window to rear elevation with slate sill. Radiator. Access to loft and access to:-

BEDROOM ONE 11' 1" x 10' 10" (3.38m x 3.30m)

uPVC double glazed window to front elevation. Vertical radiator. Variety of wardrobes.



BEDROOM TWO 13' 8" x 12' 4" (4.16m x 3.76m) maximum measurements

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 11' 8" x 9' 6" (3.55m x 2.89m) maximum measurements

Two 'Velux' windows and double glazed window to front and rear elevation. Radiator.

FAMILY BATHROOM

uPVC opaque window to rear elevation and 'Velux' window. A modern white suite comprising close coupled WC, panelled bath, shower cubicle and wash hand basin with double storage cupboard under. Chrome heated towel rail. Wall light. Extractor fan.

ANNEXE ENTRANCE PORCH

uPVC door to exterior. Double glazed window and double glazed door giving access to:-

ANNEXE KITCHEN 10' 10" x 8' 7" (3.30m x 2.61m)

uPVC double glazed window to side elevation. Range of wall and base storage cupboards, three drawer storage pack with worktop over

incorporating a one and a quarter sink unit with mixer tap, tiled floor and part tiled walls.

ANNEXE LOUNGE 15' 6" x 10' 1" (4.72m x 3.07m)

uPVC double doors giving access to garden and enjoying delightful views, radiator.

ANNEXE BEDROOM 15' 6" x 6' 11" (4.72m x 2.11m)

uPVC double glazed window to rear elevation. Radiator.

ANNEXE SHOWER ROOM

Vanity wash hand basin, louvre door storage cupboard under, low flush WC, shower tray, chrome heated towel rail and tiled walls. Extractor fan.

OUTSIDE

As previously mentioned, the property has double gates giving access to a long concrete driveway with raised natural stone wall, well stocked with a variety of mature shrubs leading to parking area. From is here is access to an extensive lawned garden with a useful storage shed. The gardens rise leading to a sitting area and also an additional storage unit. To the rear of the property is a gravelled area with the oil storage tank. Further stone walls

and variety of shrubs and trees. From the driveway steps give access to a raised patio with a picket fence surround and leads to the lawn just in front of the conservatory. The additional area of garden is extensive, laid to lawn and is presented to an exceptional standard with further mature shrubs and central shrubbery and access down to a sitting area. At the bottom of the garden is an additional outbuilding and area of garden.

LITTLE LOWEN - Second property

LITTLE LOWEN ENTRANCE PORCHWAY

Double glazed window. Radiator. Doorway to exterior. Doorway giving access to:-

LITTLE LOWEN LOUNGE 15' 9" x 14' 7" (4.80m x 4.44m) maximum measurements, irregular shape

uPVC opaque window to side elevation, uPVC window to front elevation.

Down lighters. Radiator. Double doors giving access through to:-

LITTLE LOWEN KITCHEN/DINER 23' 8" x 9' 9" (7.21m x 2.97m) plus stairs recess

Double uPVC doors giving access to garden. Single sink unit with mixer tap. A variety of 'Ikea' Voxtopp Matt white fitted base and wall mounted storage cupboards. Integrated oven, integrated slimline dishwasher, hob with stainless steel extractor and a range of work surfaces, gas boiler, integrated fridge and integrated freezer, four drawer storage unit plus additional three door storage unit. Down lighters, two vertical radiators and staircase giving access to the first floor and access to:-

UTILITY ROOM 6' 1" x 5' 7" (1.85m x 1.70m)

Plumbing for automatic washing machine, base storage cupboard, floor to ceiling storage cupboard and access through to:-

CLOAKROOM

Close coupled WC and wash hand basin. Heated towel rail and extractor fan.

LITTLE LOWEN - FIRST FLOOR LANDING

Double glazed window to rear elevation. Access to:-

LITTLE LOWEN BEDROOM 12' 6" x 7' 9" (3.81m x 2.36m) plus door recess

A dual aspect room with window to front and side elevation. Radiator. Down lighters. Access to loft. Wardrobes.

LITTLE LOWEN BEDROOM TWO 16' 1" x 7' 9" (4.90m x 2.36m)

A dual aspect room with window to front and side elevation with views over the garden. Radiator and down lighters.

LITTLE LOWEN BATHROOM

uPVC opaque window to front elevation. Close coupled WC, pedestal wash hand basin with splashback and mirror cabinet over with light, bath with shower over and shower screen. Chrome heated towel rail, extractor fan and down lighters.

LITTLE LOWEN EXTERIOR

Double gates give access to parking facilities and access to a gravelled area of garden with a feature olive tree in the centre. Within the garden is a useful storage shed with an LPG bottle storage area. From here the rest of the property's gardens can be enjoyed.

SERVICES

Private drainage, mains water, mains electricity. Bottled gas and oil fired heating.

AGENT'S NOTE

The Council Tax band for the property is band 'D'.



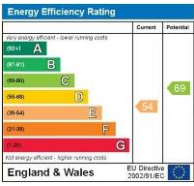


Approximate total area¹⁾
2202.32 ft²
204.6 m²

(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.

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Little Lowen epc



Approximate total area¹⁾
964.02 ft²
89.4 m²

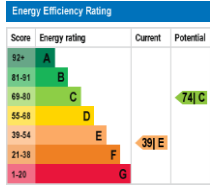
Reduced footprint
134.02 ft²
12.48 m²

(1) Excluding balconies and terraces

(2) Reduced footprint (area 1) does not include

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Aneth Lowen epc



MAP's

Top reasons to view this home

- Rare opportunity to purchase two well presented detached properties
- Located in a quiet tucked away position with ample parking
- Ideal purchase for extended family offer versatile accommodation
- Main property with additional self-contained annexe
- Fitted kitchen, separate utility
- Three reception rooms plus conservatory
- Three first floor bedrooms and refitted bathroom
- Delightful gardens approaching 0.9 of an acre approximately
- Additional property with two bedrooms
- Fitted kitchen, lounge, utility and cloakroom

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01736 322200 (St Ives & Hayle)

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

01326 702333 (Falmouth & Penryn)
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