



MAP estate agents
Putting your home on the map

Sparry Lane, Carharrack, Redruth, TR16 5SJ

Sparry Lane, Carharrack

Redruth 2.5 miles | Truro 7.5 miles | Camborne 8 miles | Newquay Airport 26 miles | Exeter M5 98 miles (Distances are approximate)

This unusual cottage dates back to the 1800's and was once four miners cottages. It is believed that when copper and tin was not so viable in Cornwall the workers were shipped out to South America to Guadalupe - hence the name! The property oozes character and has been mostly renovated with some works still to be completed.

The cottage has four reception rooms, two with inglenook fireplaces and a dining room with an original Cornish Range. There is a stunning modern kitchen and utility, a principal bedroom en-suite and two further bedrooms plus a family bathroom. Outside is a generous garden and ample parking.

Entrance Porch | Sitting room | Lounge | Dining room | Snug | Kitchen | Utility | Principal bedroom one with en-suite bathroom | Two further bedrooms and family bathroom | Gardens | Parking

Guide Price £475,000 Freehold



Property Introduction

The work already done includes new windows, doors, central heating system, electrics, a new kitchen and bathrooms. The property is being sold as is, so the opportunity exists for buyers to put their own stamp on the home with some works remaining. The radiators, some of the flooring and internal doors will be available for the lucky buyer to use to complete the buildings and the drawings for the steel and oak staircase.

The very generous walled garden is absolutely beautiful with an arched gateway entrance and there are two greenhouses - one with a grape vine, a wrap around large patio, two ponds, a variety of established mature shrubs and plants to include lily of the valley, bluebells, primroses, beech tree and an oak tree. There is also a lodge in the garden which could lend itself to be an annexe or AirBnB, subject to the necessary consents. To the front there is a generous driveway with ample parking for several cars.

Location

Carharrack is a popular village along with its neighbour St Day, both offering numerous amenities as being situated ideally for access to the A30.

Both north and south coasts are within reasonable distance with their contrasting coastlines, the north renowned for its rugged

coast paths and surfing beaches, while the south is popular for sailing and most water sports.

Truro lies approximately eight miles distant with its cobbled streets and Georgian architecture, it has been long established as the main shopping centre in Cornwall as well as being home to the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE PORCH 8' 5" x 4' 9" (2.56m x 1.45m) Semi-circular in shape

Small pane glazed windows and glazed with composite door opening to:-

SITTING ROOM 14' 0" x 11' 11" (4.26m x 3.63m) maximum measurements

Run of Terrazzo floor tiles to dining room entrance. Floor to ceiling open fireplace. Beamed ceiling. Double glazed sash window. Vertical radiator. Door through to dining room. Opening through to:-

LOUNGE 13' 2" x 11' 9" (4.01m x 3.58m) maximum measurements

Double glazed sash window and vertical radiator.

DINING ROOM 12' 2" x 11' 11" (3.71m x 3.63m) maximum measurements

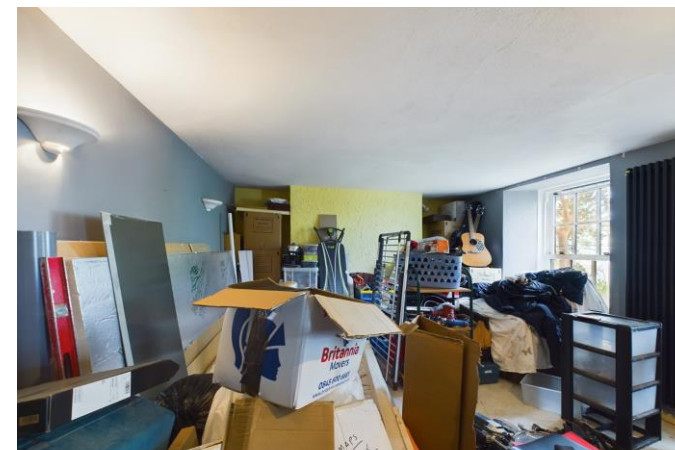
Beamed ceiling. Inset Cornish Range cooker with tiled surround and mantel over. Double glazed picture window and double glazed sash window. Radiator. Stairs to first floor. Doors off to kitchen and door to:-

SNUG 12' 11" x 12' 8" (3.93m x 3.86m) maximum measurements

Slate flag stone flooring, double glazed sash window with raw oak edged window sill and a glazed circular window. Feature granite fireplace. Beamed ceiling.

KITCHEN 17' 0" x 8' 0" (5.18m x 2.44m) maximum measurements

A dual aspect room with three double glazed small pane windows with raw oak edge sills. Range of grey matt wall and floor and wall mounted units with solid oak worktop over incorporating a 'Belfast'



sink and a breakfast bar. Black high gloss upstands. Space for dishwasher. Electric range cooker with gas hob and extractor over. Concealed bin storage. Integrated American style fridge/freezer with water dispenser and integrated wine fridge. Radiator. Vaulted ceiling and two skylight windows. Doorway to:-

UTILITY 7' 11" x 5' 11" (2.41m x 1.80m)

Space for washing machine and tumble dryer. Sink and drainer with work top. Skylight window. Cupboard housing the boiler. Stable door to exterior.

FIRST FLOOR LANDING

Loft hatch. Radiator. Oak frame window to en-suite.

PRINCIPAL BEDROOM 13' 0" x 12' 6" (3.96m x 3.81m)

Double glazed sash window. Doorway to:-

EN-SUITE BATHROOM

Two double glazed small pane sash windows. Internal oak framed picture window providing light to the landing and stairs. Heated towel rail. Space for radiator. Walk-in shower cubicle, his and hers wash hand basins set into a raw edge oak worktop with vanity cupboards below, low level WC with concealed cistern and raw oak shelf above and vanity cupboards and free standing bath. Feature stone wall.

BEDROOM TWO 16' 7" x 12' 0" (5.05m x 3.65m)

Double glazed small pane sash window.

BEDROOM THREE 11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed small pane sash window.

FAMILY BATHROOM

Obscured double glazed sash window. Low level WC, bath with shower over and vanity wash hand basin with drawers below. Heated towel rail.

SERVICES

Mains water, mains drainage, mains electric. LPG gas.

AGENT'S NOTE

The Council Tax band for the property is band 'C'. Radiators not yet in place are supplied as are tap fittings for the en-suite and tiles for the bathroom. The slate flooring for the hall and the kitchen is at the property and will also be included, the doors that are not yet hung are also in the property and will be included.

OUTSIDE FRONT

To the front is driveway is paved and provides parking for several vehicles. To the side is garden. A feature arched gate in the wall provides access to the:-

REAR GARDEN

As previously mentioned the rear garden has a walled and hedge surround and provides a good degree of privacy. There are two greenhouses and a wrap around patio with two ponds. The garden is in a cottage style and laid to lawn with a variety of mature shrubs and plants. An oak tree and a beech tree and a wood store at the rear. The garden backs onto a field. In the garden is a lodge.

DIRECTIONS

In the centre of Carharrack with the Premier Stores convenience shop on your left left hand side, turn right into Fore Street and then right again into Trevince Parc. This then leads into Sparry Lane and the property can be found on the left hand side. If using What3words:- foot.animated.cemented



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		



MAP's

Top reasons to view this home

- Detached three bedroom character cottage
- Currently under renovation, 75% completed
- Scope to finish and create a beautiful individual home
- Four reception rooms with character features
- Inglenook fireplaces and Cornish Range
- Stunning kitchen with large range style cooker & utility
- Principal bedroom en-suite, nearing completion
- Family bathroom
- Beautiful and generous gardens with lodge

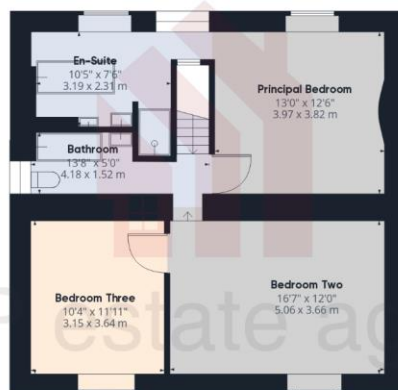
Driveway parking for several cars

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1511.04 ft²
140.38 m²

Reduced headroom

10.44 ft²
0.97 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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, Barmcoose, Cornwall TR15 3RQ

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