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**The Chapel,
Treskillard, Redruth**

**£269,500
Freehold**





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Property Introduction

Being sold at 77% of the full market value, this beautifully appointed Chapel conversion has been extended and modernised by the current owner to create an amazing home.

The property is being sold with a S.106 agreement, meaning any buyer needs a local connection and to be in need of a home of this size. Please refer to 'Agent's Notes' for further clarity. The property has two/three bedrooms a fabulous 23' kitchen/dining room and a separate lounge with wood burner so the primary living accommodation on the ground floor is a particular feature.

The vendor has also built a large detached pitched roof garage to the rear which provides excellent parking and storage and again is unusual for a property such as this.

There is oil fired central heating, under floor heating in the kitchen/dining room, an extensive range of cupboards and appliances in the kitchen and a pretty, low maintenance enclosed garden to the rear.

This home is worthy of consideration for anyone seeking a quality home in a sought after edge of village location.

Location

Treskillard is a sought after hamlet situated approximately three miles to the south west of Redruth and a similar distance from Camborne. There are a number of rural walks around the village up to Carnarthen and the Great Flat Lode and the popular Countryman Public House at Piece within half a mile. Redruth and Camborne both offer national and local shopping outlets together with mainline Railway Stations with direct links to London and down to Penzance as needed.

Out of town retail outlets, restaurants and supermarkets can be found at Pool which is within one and a half miles distance with the A30 the main road hub in and out of Cornwall approximately two miles away. Falmouth, on the south coast is within thirteen miles, Truro, the City of Cornwall is within fifteen miles and Helston is approximately ten miles away. There are a number of beaches all within easy reach.

ACCOMMODATION COMPRISES

Front door opening to:-

ENTRANCE PORCH

A wide and welcoming porch with plenty of space for coats and shoes. Tiled floor. The porch is dual aspect with a double glazed window to the front and the side. Door into:-

LOUNGE 17' 10" x 13' 7" (5.43m x 4.14m)

A superb reception room focusing on a wood burner on a slate hearth. Two radiators. Wooden flooring. Timber panelling to one wall. Through to:-

KITCHEN/DINING ROOM 23' 6" x 16' 7" (7.16m x 5.05m) maximum overall measurements

Superbly appointed and extended by the present owner to provide a fantastic living space and heartbeat of the home. There is a central dining island which has useful cupboards below and a ceiling mounted light above. There is a space for a large American style fridge/freezer with useful and extensive storage surrounding including a pull out larder tower with side wine rack and a further storage/broom cupboard. The kitchen itself has a further extensive range of built-in matching cupboards and there is a range of built-in appliances which include an oven and grill, a combination microwave, induction hob with extractor above, dishwasher and a washing machine. The cupboards are very attractive with a modern grey finish and we have no doubt that viewers will be very impressed with this room, the finish, space and light that is offered.

FIRST FLOOR LANDING

Large built-in storage cupboard with slatted linen shelving.

BEDROOM ONE 13' 11" x 11' 11" (4.24m x 3.63m) maximum measurements

Double glazed window to front elevation enjoying views over farmland and fields. Radiator.

BEDROOM TWO 11' 7" x 7' 5" (3.53m x 2.26m)

Double glazed window to rear enjoying far reaching views over the surrounding countryside. Radiator.

BEDROOM THREE/STUDY 7' 6" x 5' 10" (2.28m x 1.78m)

A small bedroom/study/dressing room with double glazed window to the front elevation overlooking farmland. This room is presently used as a dressing room by the current owners and has previously had a single bed in it.

BATHROOM

A three piece suite in white with panelled bath with handles and wall mounted 'Mira Sport' shower over, pedestal wash hand basin and low level WC. Radiator. Slate effect flooring.

REAR GARDEN

Bi-fold doors in the kitchen/dining room open onto the rear garden which is fenced and enclosed and has been created with low maintenance in mind. There is an artificial lawn and space to sit/dine/sunbathe as required. The rear garden has a westerly aspect, therefore is perfect for afternoon/evening entertaining. An external boiler for the central heating and hot water is also located here. There is a door to the:-

DETACHED GARAGE 21' 9" x 18' 8" (6.62m x 5.69m) maximum width measurements

Another fantastic feature, built to the owners specification and is accessed via the rear service lane. There is an electric up and over door with power connected and in front of the garage there is a parking space. We are informed that the rear lane is owned by a neighbouring property.

OUTSIDE FRONT

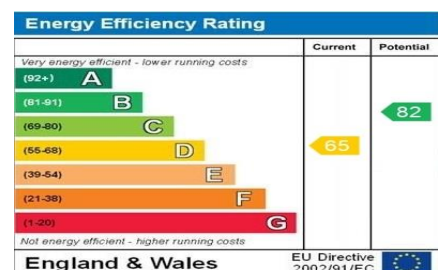
To the side of the property at the front there is a parking bay which has been created by the owners of the chapel where the owner parks two further cars although this is not included within the title of the property but has been used by them for several years.

SERVICES

Services connected to the property are mains electric mains water and mains drainage.

AGENT'S NOTE

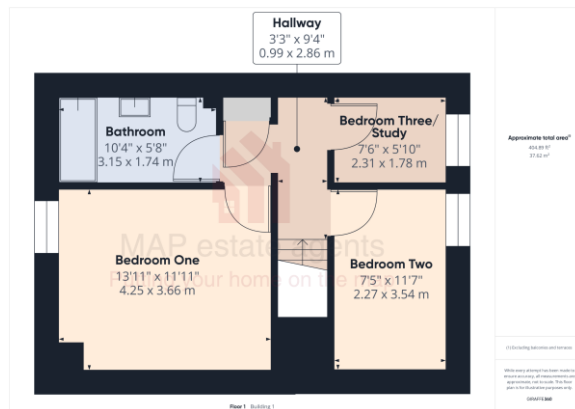
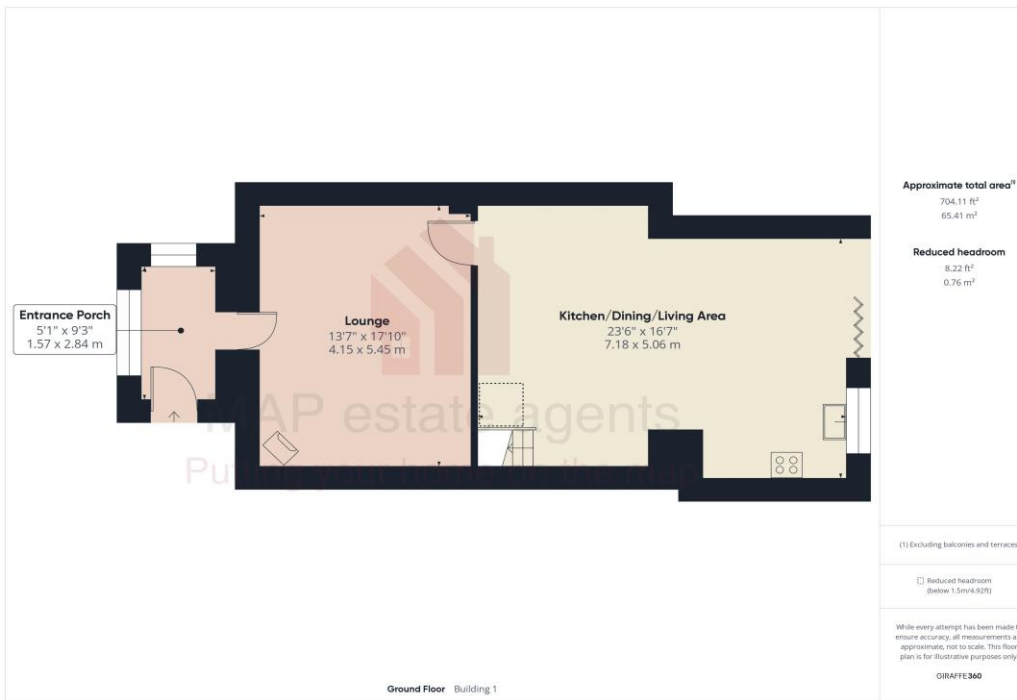
The Council Tax band for the property is band 'B'. An eligibility form would need to be completed, prior to any legal work happening and sent to the affordable homes team at Cornwall Council for review. We understand that priority would be given to someone who has a local connection to Carn Brea parish and can demonstrate a need for a three bedroom home. The buyer will need to demonstrate that they have a maximum household income of £80,000, have at least a 5% deposit with an agreement in principle in place with a S.106 lender and has physically visited the property.





MAP's top reasons to view this home

- Beautiful barn conversion
- Two/three bedrooms
- Fabulous 23' kitchen/dining room
- 17' Lounge with log burner
- 21' Garage to the rear
- Enclosed garden
- Well appointed bathroom
- Rural views over farmland from bedrooms
- Sought after village location
- A stunning rural home



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