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**Battery Hill,
Portreath, Redruth**

Guide Price £525,000
Freehold





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Property Introduction

Occupying a stunning position with views across the beach and rugged coast, in this sought after north coast village location, this detached property is being sold chain free. Ideal as a holiday home or for holiday letting, there is also the potential to re-develop the plot to create a contemporary home to one's own specification, subject to the usual consents. Due to the construction of Brienz it is unlikely to be mortgageable, however it is presented to a high standard throughout and offers three double sized bedrooms, all of which enjoy a coastal outlook. The lounge/diner has virtually full width patio doors leading to an extensive decked patio, ideal for outside entertaining and with amazing coastal views. There is a fitted kitchen and a shower room on both floors. The property benefits from being double glazed and has electric heating. To the outside there is parking to the rear and the front is largely decked with stunning views across the sandy beach, harbour and out to sea. This unique home offers so much potential, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Portreath is a sought after 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 a direct link to London Paddington and the north of England on the Great Western main line. 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:

Approached from the rear. uPVC double glazed door to:

KITCHEN 8' 2" x 7' 8" (2.49m x 2.34m)

uPVC double glazed window to side. Fitted with a range of eye level and base shaker style units with an inset stainless steel single drainer sink unit with mixer tap. Space and plumbing for automatic washing machine and cooker point with hood over.

INNER VESTIBULE

Doors opening off to:

LOUNGE/DINER 22' 3" x 14' 11" (6.78m x 4.54m)

Enjoying a dual aspect with uPVC double glazed window to the rear and uPVC double glazed patio door and window to the front with superb coastal views. Electric radiator and stairs to first floor.

SHOWER ROOM

uPVC double glazed window to the side. Fitted with a low level WC, pedestal wash hand basin and corner shower enclosure with plumbed shower. Extensive ceramic tiling to walls.

BEDROOM ONE 10' 2" x 8' 2" (3.10m x 2.49m)

uPVC double glazed window to the front again enjoying a superb coastal outlook. Electric radiator.

FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the rear and panelled doors opening off to:

BEDROOM TWO 18' 2" x 9' 8" (5.53m x 2.94m)

Enjoying a triple aspect with uPVC double glazed windows to the front, side and rear, with the side and front windows enjoying a coastal outlook. Recessed wardrobe, two door over-stairs storage cupboard.

BEDROOM THREE 13' 4" x 12' 1" (4.06m x 3.68m)

uPVC double glazed windows to the front and side and again enjoying a superb coastal outlook. Recessed two door wardrobe, recessed cupboard with Glendhill immersion tank and electric radiator.

SHOWER ROOM

uPVC double glazed window to the rear. Pedestal wash hand basin, low level WC and corner shower enclosure with Mira electric shower. Extensive ceramic tiling to walls and ceramic tiled floor.

OUTSIDE FRONT

The front of the property is largely decked with an extensive patio to maximise on the outlook and is ideal for outside entertaining. There is a stainless steel and glass balustrade to the front and set to one side is small lawned garden, ideal as a drying area.

REAR

To the rear of the property there is parking for 2/3 cars and steps then lead down to the property.

AGENTS NOTE

Please be advised the Council Tax band for the property is Band C.

SERVICES

The property benefits from mains electricity, mains drainage and mains water which is metered.

DIRECTIONS

On entering the village of Portreath from the Redruth direction, passing the school on the left hand side, continue into the village and with the main car park on your right, the road bears left over a stream and then immediately turn right into Battery Hill. The property can be located on the right hand side indicated by a MAP For Sale board. It should be noted that there is restricted access in Battery Hill and it may be prudent to park in the car park and walk to the property. If using What3words: polishing.replenish.cookbooks.

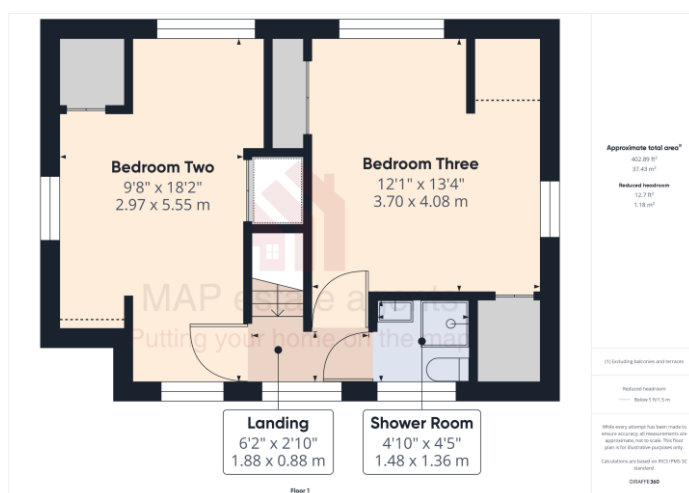


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Stunning coastal outlook
- Chain free sale
- Possible re-development opportunity
- Three double bedrooms
- Lounge/dining room with beach and sea views
- Fitted kitchen
- Shower room on ground and first floors
- uPVC double glazing and electric heating
- Parking for two/three cars
- Cash purchase only



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