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Putting your home on the map

Whitehall, Scorrier, Redruth

Whitehall, Scorrier

A30 trunk road 0.75 miles | Redruth 2.5 miles | Portreath (north coast) 6 miles | Truro city 8 miles | Falmouth (south coast) 11 miles | Newquay Airport 20 miles | Plymouth 59 miles | Exeter M5 92 miles (Distances are approximate)

A substantial and imposing Grade II listed period property which would be suitable for multi-generational living. Set within a rural environment, Whitehall Farm is believed to date from the early 1800's and was most likely associated with the historic tin mines which are in the area.

Entrance hallway | Lounge | Sitting room | Drawing room/Bedroom seven | Dining reception hall | Kitchen/breakfast room | Pantry | Side vestibule | Ground floor shower room | Five bedrooms (one on the ground floor, one with en-suite facilities) | First floor shower room and bathroom | Annexe – Ground floor kitchen, ground floor cloakroom, first floor bedroom six, first floor lounge and first floor shower room | Gardens, paddock | Driveway parking and separate workshop

£825,000 Freehold



Property Introduction

An end terrace property with the appearance of being detached, there are many period features and an imposing central stairwell with a turning staircase leading to the first floor galleried landing. The main house offers versatile accommodation with six/seven bedrooms (two of which feature en-suites), there are three/four reception rooms and a generous kitchen/breakfast room.

The two storey one bedroom annexe has its own access and is also integral with the main house. In addition to open fires there is oil fired central heating.

To the outside the property sits within grounds of 1.6 acres, there are formal gardens, an orchard and a large paddock with polytunnel. Ample parking is available and there is a two storey workshop to the rear of the property.

In summary, an imposing and unique property which requires a closer inspection to be fully appreciated. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection

Location

Whitehall, which is on the outskirts of the village of Scorrier, is ideally located between the towns of Truro and Redruth and benefits from good transport links to both towns and easy access to the A30 trunk road.

The cathedral city of Truro, which is the main centre in Cornwall for business and commerce, is approximately eight miles away and offers a wide range of facilities to include high street multiples, secondary schools, sixth form college, Hall for Cornwall, the Royal Cornwall Hospital site and there is a mainline railway station with a direct link to London Paddington and the north of England.

Redruth the nearest town will be found within two and a half miles and here there is also a mainline railway station, local and national shopping outlets and schooling for all ages. The north coast at Portreath is a short drive away and the area around Scorrier is well served with cycle ways, footpaths with country walks and there is also a Public House within walking distance.

ACCOMMODATION COMPRISES

Solid door to entrance vestibule with a tiled floor and ornate cove ceiling. Stained glass door through to:-

RECEPTION DINING AREA 15' 8" x 13' 10" (4.77m x 4.21m) plus further hallway space

Featuring an ornate coved ceiling, central turning staircase to the first floor. Small pane window to the side. Ceramic tiled floor and dado rail. Doors opening off to:-

LOUNGE 19' 1" x 11' 2" (5.81m x 3.40m) maximum measurements into bay

Small pane bay window to the front. Focusing on a wood fire surround housing a wood burning semi-recessed stove, ornate coved ceiling, dado rail and radiator. Four wall lights.

SITTING ROOM 16' 2" x 15' 3" (4.92m x 4.64m) plus bay

Small pane bay window to front elevation. Focusing on an ornate fire surround with tiled hearth featuring shelved alcoves to either side, ornate coved ceiling, central rose and dado rail. Two radiators. Door through to:-

DRAWING ROOM/BEDROOM SEVEN 13' 9" x 12' 9" (4.19m x 3.88m)

Glazed door opening to the front garden. Focusing on a brick fire surround with a cast iron back with arched alcoves to either side. Vertical radiator and door to:-

INNER HALLWAY

Tiled floor and access back to reception/dining hall and door to:-

SHOWER ROOM

Window to the side. Pedestal wash hand basin, low level WC and shower enclosure with 'Mira' electric shower. Radiator.

KITCHEN/BREAKFAST ROOM 17' 2" x 11' 11" (5.23m x 3.63m)

Small pane glazed window to the side. Fitted with a range of wood kitchen units featuring attractive working surfaces and with a 'Belfast' sink with mixer tap. Space and plumbing for an automatic washing machine, dishwasher and tumble dryer. 'Flavel' electric oven with ceramic hob. Open beamed ceiling. Vertical radiator and tiled floor.

Door to:-

PANTRY 6' 1" x 4' 5" (1.85m x 1.35m)

Small pane glazed window to side. Extensive shelving and ceramic tiled floor.

SIDE VESTIBULE 9' 8" x 8' 8" (2.94m x 2.64m)

Window to the side and door opening out onto the side of the property. Door to:-

GROUND FLOOR BEDROOM ONE 19' 5" x 10' 11" (5.91m x 3.32m) maximum measurements

Two windows to the front and a window to the rear. Focusing on a former fireplace with a slate sill and part exposed stone. Open beamed ceiling and radiator.

FIRST FLOOR LANDING

A central galleried landing with extensive built-in storage, a central skylight making this a most attractive area, coved ceiling and radiator. Small pane glazed window to side, door through to annexe. Door to:-



INNER LANDING

Dado rail and doors opening off to shower room and:-

BEDROOM TWO 16' 2" x 12' 5" (4.92m x 3.78m)

Small pane glazed window to the side. Focusing on a cast iron fireplace, picture rail and radiator. Connecting door to bedroom three.

SHOWER ROOM

Small pane glazed window to side. Fitted with a vanity unit incorporating a stainless steel over sink unit with remote mixer tap, close coupled WC and low entry doorless shower enclosure with shower panelling to walls and a plumb rainhead shower. Towel radiator.

BEDROOM THREE 12' 3" x 9' 9" (3.73m x 2.97m) plus door recess

Small pane glazed window to the front. Focusing on a Victorian style fireplace, recessed wardrobe and picture rail. Radiator. Door to landing.

BATHROOM

Small pane glazed window to the front. Featuring a pedestal wash

hand basin, close coupled WC and twin grip panelled bath, over sized shower enclosure with plumbed rainhead shower. Towel radiator and picture rail.

BEDROOM FOUR 12' 5" x 11' 6" (3.78m x 3.50m)

Small pane glazed window to the side. Focusing on a cast iron fireplace with picture rail, shelving and radiator.

BEDROOM FIVE 13' 2" x 12' 7" (4.01m x 3.83m)

Dado rail. Small pane glazed window to side. Door to:-

EN-SUITE SHOWER ROOM

Small pane glazed window. Marble counter top featuring a circular bowl with pillar mixer tap, close coupled WC and oversize shower enclosure with plumbed rainhead shower. Part panelling to walls, towel radiator.

ANNEXE GROUND FLOOR HALLWAY

Accessed via the dining reception hall with door to exterior. Stairs rising to first floor and doors off to:-

ANNEXE GROUND FLOOR CLOAKROOM

Pedestal wash hand basin and low level WC. Obscured glazed window. Dado rail and tiled floor.

ANNEXE GROUND FLOOR KITCHEN 11' 9" x 10' 11" (3.58m x 3.32m)

Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset porcelain one and half bowl sink unit with mixer tap. Built-in 'CDA' oven with ceramic hob over, floor mounted 'Worcester' oil fired boiler and space and plumbing for an automatic washing machine and dishwasher. Tiled floor.

ANNEXE FIRST FLOOR LANDING

Connecting door to main house. Small pane window to rear. Doors open off to:-

ANNEXE SHOWER ROOM

Marble counter top featuring a circular bowl with pillar mixer tap, close coupled WC and oversize shower enclosure with plumbed rainhead shower. Part panelling to walls, towel radiator and airing cupboard.

ANNEXE INNER LANDING

Dado rail and doors opening to:-

ANNEXE BEDROOM SIX 15' 7" x 8' 8" (4.75m x 2.64m)

Small pane glazed window to rear. Focusing on a cast iron fireplace, picture rail and radiator.

ANNEXE FIRST FLOOR LOUNGE 19' 0" x 11' 4" (5.79m x 3.45m)

maximum measurements, irregular shape

Enjoying a dual aspect with two small pane glazed window to the front and a small pane glazed window to the rear. Shelved alcove, picture rail and radiator.

OUTSIDE

Gates open onto a gravelled driveway giving ample parking and turning for four plus vehicles and leading to the main house. Set to one side is an original base for an orangery and there is access to the side of the property where further parking is available together with an electric vehicle charging point. Set to one side at the front there is an orchard. To the side there is an enclosed paddock which is laid to grass and gives access to poly tunnels.

REAR GARDEN

To the rear of the property there is a mature garden with shrubs and hedging and all of the grounds offer a high level of privacy.

WORKSHOP 19' 0" x 18' 8" (5.79m x 5.69m)

A two storey timber workshop with power and light connected having windows to the front and rear, steps up to a mezzanine storage level and two sets of double doors to outside.

SERVICES

Mains electric, mains water, private drainage with two septic tanks.

AGENT'S NOTE

Please be advised the property is band 'F' for Council Tax purposes.





MAP's Top reasons to view this home

- Substantial Grade II listed house with annexe
- Six bedrooms (two with en-suites)
- Sitting room and lounge
- Second lounge/bedroom seven
- Large dining hallway
- Kitchen/breakfast room
- Attached one bedroom annexe
- Extensive gardens and paddock totalling 1.6 acres
- Versatile property with character features
- Chain free sale



Ground Floor Building 1



Floor 1 Building 1



Approximate total area

3889.22 ft²

361.32 m²

Reduced headroom

64.58 ft²

6 m²

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

(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

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