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Rame Cross, Penryn



## Rame Cross, Penryn,

Stithians Reservoir 2.6 miles | Helston 6 miles | Falmouth Moor 7 miles | Redruth 7 miles | Truro Cathedral 11 miles | Exeter (via A30) 101 miles (Distances are approximate)

Set on a corner plot within a small development is this four bedroom detached house offering deceptively generous light and bright accommodation.

Hallway | Lounge | Kitchen/diner | Four bedrooms (principal en-suite) | Sunroom | Bathroom | Utility | Office | Gardens to front and rear | Outbuildings | Enclosed storage yard

**Guide Price £475,000**  
**Freehold**



## Property Introduction

Presented to a high standard and extended to the side and rear this property has a lounge with a wood burning stove, a generous kitchen/diner, a separate utility, a sunroom looking out over the enclosed garden which has a hot tub hut, four first floor bedrooms with the principal bedroom being en-suite as well as a family bathroom.

The home will appeal to many who need extra space or have a business with an office, garage, store room, shed, a rear workshop store and a hot tub hut where many hours can be spent relaxing. To the front of the property is ample parking for several cars.

## Location

Set in a popular cul-de-sac on the outskirts of Rame, this property is conveniently located for the towns of Helston, Falmouth and Redruth. The vendors cannot speak highly enough of the friendly community in Rame and the village boasts a shop/Post Office and a popular Public House close by.

Stithians Reservoir is two and a half miles away where you can enjoy lovely walks around the reservoir or sailing and water sports on the water with a relax in the cafe too.

## ACCOMMODATION COMPRISES

Composite door leading to:-

### HALLWAY

Inset spotlighting, engineered oak flooring and column radiator. Doors off to:-

### CLOAKROOM

Obscure glass double glazed window. Low level WC and wall-hung sink unit with cabinet above. Heated towel rail, tiling to walls and extractor fan.

### LOUNGE 16' 0" x 13' 4" (4.87m x 4.06m) including staircase

Double glazed window to the front. Stairs to first floor, focal slate hearth with wood surround with 11.5 kw multi-fuel stove, engineered oak flooring and two column radiators. Glazed double doors to:-

### KITCHEN/DINER 24' 4" x 9' 3" (7.41m x 2.82m) plus recess (L-shaped)

Double glazed window. Range of floor and wall-mounted cupboards with worktop over, inset one and a half bowl single drainer sink unit, space for dishwasher, space for range cooker and fitted larder cupboard. Engineered oak flooring, inset spotlights and feature lighting. Two column radiators. Opening to sunroom. Opening to:-

### UTILITY ROOM 15' 3" x 5' 5" (4.64m x 1.65m) maximum measurements

Featuring a dual aspect with double glazed windows on two sides. Space for American-style fridge/freezer, range of floor and wall mounted cupboards with worktop over and glass roof window. Space for washing machine, space for tumble dryer. Inset spotlighting and tiled flooring. Double glazed door to the garden. Further door leading to:-

### OFFICE 7' 4" x 6' 5" (2.23m x 1.95m)

'Velux' window. Floor-standing 'Worcester' oil fired boiler with worktop, fixed shelving and inset spotlighting. Door to garage.

### SUNROOM 12' 4" x 9' 1" (3.76m x 2.77m)

Windows to three sides looking out to the garden with fitted blinds and two sets of French doors opening to the garden areas. Glass roof, shelving, space for wall-mounted television and laminate flooring. Radiator. Returning to lounge, stairs to:-





### FIRST FLOOR LANDING

Loft hatch and shelved airing cupboard. Doors off to:-

### BEDROOM ONE 12' 9" x 11' 11" (3.88m x 3.63m) maximum measurements, irregular shape

Double glazed window, fitted wardrobes, TV point and wired internet connection. Column radiator. Door to:-

### EN-SUITE SHOWER ROOM

Low level WC, walk-in shower cubicle with mains fed shower and back up electric shower, sink unit set on vanity cupboard, inset storage cupboard, dual fuel towel rail 'Velux' window, inset spotlighting and tiled flooring.

### BEDROOM TWO 11' 10" x 8' 1" (3.60m x 2.46m) maximum measurements into recess

Double glazed window with elevated views. Fitted wardrobes, TV point and wired internet connection. Column radiator.

### BEDROOM THREE 10' 9" x 9' 2" (3.27m x 2.79m)

Double glazed window with distant sea views. Shelving, fitted wardrobes, TV point and wired internet connection. Column radiator.

### BEDROOM FOUR 10' 8" x 6' 11" (3.25m x 2.11m) maximum measurements

Double glazed window with distant sea views. Column radiator. TV point and wired internet connection.

### FAMILY BATHROOM

Obscure glass double glazed window. Low level WC, sink unit and pedestal, bath with tiling to walls, fitted cupboard, inset spotlighting, extractor fan, dual-fuel heated towel rail and linoleum flooring.

### OUTSIDE FRONT

To the front of the property, there is ample parking for multiple cars, a garage and a gated storage yard. The front of the property also features a store room.

### GARAGE 15' 2" x 7' 10" (4.62m x 2.39m)

Having double hinged doors and power and light connected along with a consumer unit and feed-in-tariff for the solar panels.

### STORE ROOM 10' 11" x 6' 8" (3.32m x 2.03m)

Having power and light connected and meters. Glass roof window.

### REAR GARDEN

To the rear, there is a small sheltered courtyard with a covered wood store, a lawn, seating areas and a patio. There is also a covered over hot tub hut with glass roof panels above, power and light connected, a triangular shed/store, a lean-to greenhouse. In the courtyard area, there is an oil tank and the rear of the property is bordered by mature shrubs and Cornish hedging.

### SERVICES

Mains water, mains drainage, mains electricity and oil heating.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.

Please be advised that there are owned solar panels supplying 4 kilowatts of power to the property. The feed-in-tariff for 2023/24 was £2,716.00 and has 12 years remaining. Solar inverter in loft.

There may be the potential to create an annexe subject to the necessary consents' where the store/garage/office and utility are currently positioned

### DIRECTIONS

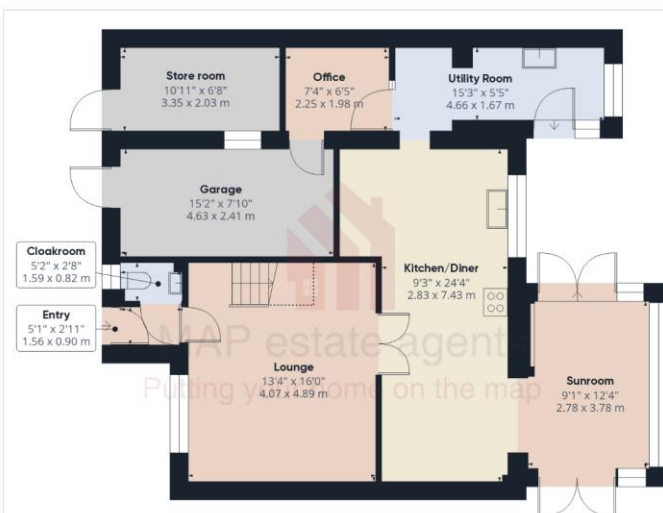
Follow A394 towards Helston, turn right beside the Rame Cross Post Office/shop, then the next right into Rame Croft. Continue around and Number 8 will be identified on the right-hand side. If using What3words: birdcage.wiser.sounding





## MAP's Top reasons to view this home

- Set on a corner plot of a small development
- Detached house extended to the rear and side
- Lounge with log burner
- Large modern kitchen/diner
- Separate utility
- Sunroom
- Four bedrooms
- Principal bedroom en-suite
- Garage and store with separate workshop
- Enclosed rear garden looking across fields to the rear



Ground Floor Building 1



Floor 1 Building 1

### Approximate total area<sup>(1)</sup>

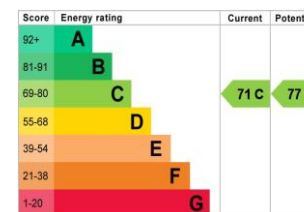
1703.08 ft<sup>2</sup>

158.22 m<sup>2</sup>

### Reduced headroom

16.34 ft<sup>2</sup>

1.52 m<sup>2</sup>



Ground Floor Building 2



Ground Floor Building 3

(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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