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**Primrose Terrace,
Portreath, Redruth**

**£350,000
Freehold**





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Property Introduction

Situated within a short walk of the beach and harbour, this semi-detached cottage, which is believed to date from circa 1800, has been updated and extended in recent years and is now being offered for sale chain free. Benefiting from two double sized bedrooms and a Victorian style bathroom on the first floor, on the ground floor the 15' lounge focuses on a floor to ceiling granite lintel fireplace with wood burner and open beamed ceilings. There is a well appointed kitchen/dining room with access to a utility room and WC. To enhance the character of the cottage the majority of the original windows have been refurbished, there are modern electric radiators and the roof and rear extension were renewed in 2013. There is an attractive low maintenance garden to the front which is complemented by slate patio seating to the side which is ideal for use on warm summer evenings and steps from here lead up to the rear garden which is largely lawned and features a gravelled area ideal for sitting out and enjoying views across the valley towards the sea and Gull rock. Presented to a high standard viewing our interactive virtual tour is strongly recommended to appreciate the accommodation on offer.

Location

Portreath is a popular north 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 and schooling is available within the village for younger children whilst senior education is available in nearby Redruth.

Ideally placed for access to major transport routes the A30 trunk road can be found within five miles and Redruth, which is the nearest major town has direct rail links to London Paddington and the north of England. Truro, the administrative and shopping centre for Cornwall is with 14 miles and Falmouth on the south coast which is Cornwall's university town is within 15 miles.

ACCOMODATION COMPRISES

Solid door opening to:-

UTILITY PORCH 9' 9" x 4' 1" (2.97m x 1.24m)

With a stable door with small paned double glazed windows opening to the rear. Fitted with a roll top edge worktop with space and plumbing for automatic washing machine, ceramic tiled flooring and doors to:-

WC

Close coupled WC with exposed stone to one wall and spotlighting.

KITCHEN/DINER 17' 9" x 10' 5" (5.41m x 3.17m) maximum measurements

With small pane single glazed windows to the side and rear and with uPVC double glazed french doors opening onto the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel sink unit with mixer tap, inset ceramic hob with stainless steel hood over and built in eye level cooker. Integrated fridge and freezer, open beamed ceiling and modern electric radiator. Turning staircase to first floor. Door to:-

LOUNGE 15' 10" x 12' 11" (4.82m x 3.93m) maximum measurements

With a small pane glazed window to the front. Focusing on a floor to ceiling granite lintel fireplace housing a recessed multifuel stove set on a slate hearth. Open beamed ceiling, wall lights and modern electric radiator doorway through to:-

SIDE VESTIBULE

With a small pane glazed window to the side, coloured glass door to front and ceramic tiled floor, inset spotlighting.

FIRST FLOOR LANDING

A central landing with double glazed window to side, inset spotlighting and panelled doors opening off to:-

BEDROOM ONE 15' 8" x 12' 9" (4.77m x 3.88m) maximum measurements

Small paned glazed window to the front. Focusing on a Victorian style cast iron fireplace (non functional) set on a slate hearth. Exposed beamed ceiling, airing cupboard containing copper cylinder with immersion heater and modern electric radiator.

BEDROOM TWO 10' 11" x 7' 4" (3.32m x 2.23m)

uPVC double glazed window to the rear. Half panelling to one wall and over stairs storage cupboard.

BATHROOM

Double glazed window to rear. Remodelled with a white suite consisting of close coupled WC pedestal wash hand basin and double end bath with central fill. Extensive ceramic tiling to walls and towel radiator.

OUTSIDE FRONT

To the front there is an enclosed graveled garden which is designed to be easy to maintain and features a central hydrangea.

TO THE SIDE

There is a further enclosed garden with mature shrubs and a slate patio which is ideal for sitting out on warm summer days and from here the path leads to the rear garden.

REAR GARDEN

The rear garden is raised from the property, largely lawned and features a gravelled seating area which enjoys an outlook across the village towards the sea and Gull Rock, the garden extends up to an extensive wooded area.

AGENT'S NOTE

Please be advised the property is band 'A' for council tax purposes.

SERVICES

The property benefits from mains water, mains drainage, mains electric.

DIRECTIONS

On approaching the village of Portreath from the Redruth direction with the village school on your left hand side turn immediately left, follow the road around to the right and Sunray cottage will be identified on the left hand side by a for sale board. If using what three words streaking.spends.bolts

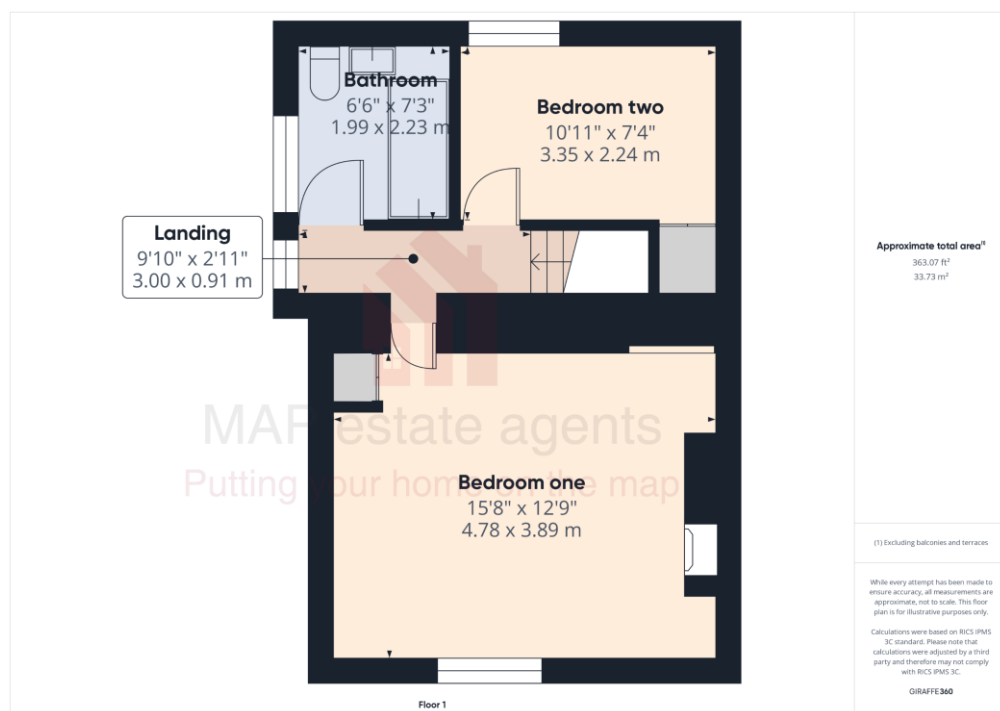
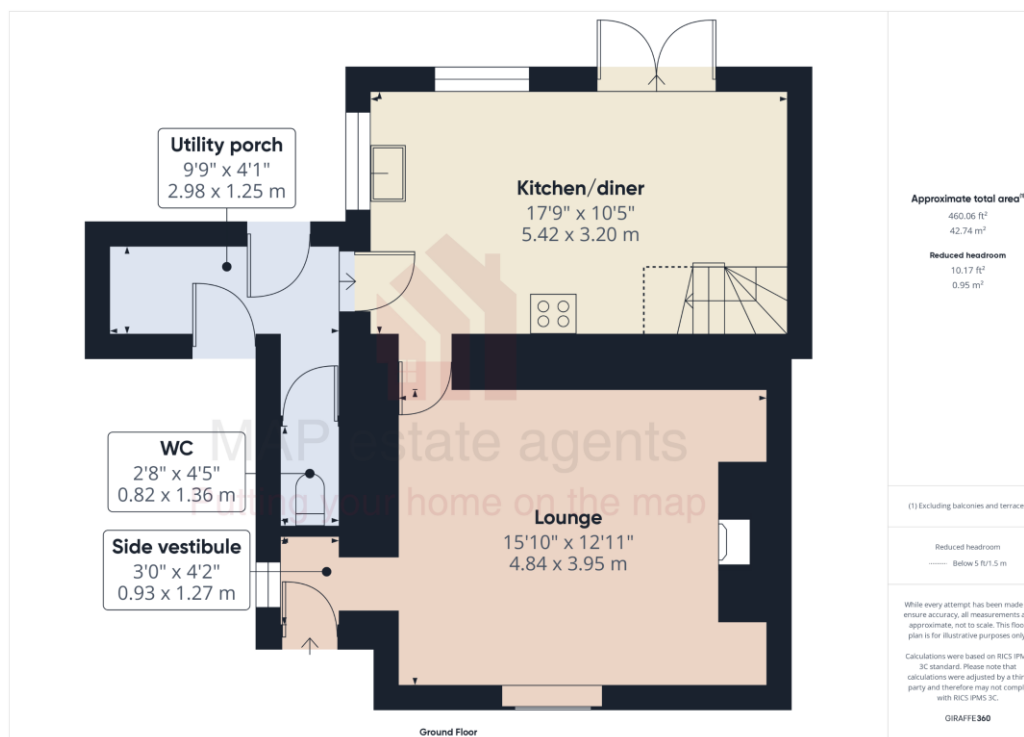


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D		36
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Character semi-detached cottage
- Two double size bedrooms
- Lounge with beamed ceiling and granite fireplace
- Kitchen/dining room with beamed ceiling
- Remodelled first floor bathroom
- Utility porch
- Ground floor WC
- Modern electric heating
- Gardens to front, side and rear
- Chain free sale



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)

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