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Putting your home on the map

Merritts Hill, Illogan, Redruth

## Merritts Hill, Illogan

Redruth 2.5 miles | Camborne 3 miles | Portreath (north coast) 2.5 miles | Truro 11 miles | Falmouth (south coast) 13 miles | Newquay Airport 26 miles | Plymouth 62 miles | Exeter M5 96 miles  
(Distances are approximate)

This individually designed house was built in 2019 for our vendors.

Entrance porch | Kitchen/Dining/Living Area | Lounge | Utility porch  
| Three bedrooms/four bedrooms - one ground floor with Jack and Jill en-suite | First floor bathroom | Gardens to three sides |  
Detached garage/workshop

**£490,000**  
**Freehold**



## Property Introduction

There are two double size bedrooms and a family bathroom on the first floor, the ground floor features an amazing open plan living space with a high quality kitchen area arranged to form a partial room divider.

There is a cosy lounge featuring a wood burning stove set off from the living room which is ideal for relaxing quietly away from the family and the third bedroom, which is again double in size, has a 'Jack and Jill' en-suite, making it perfect for a dependent relative or use as a guest room.

Leading off from the hallway there is a utility porch with door out to the rear garden.

The property is fully double glazed with the living space featuring sliding doors opening onto a patio to the front, heating is provided by a gas combination boiler supplying radiators on the first floor and underfloor heating on the ground floor.

As part of the eco design there is a mechanical heat recovery ventilation system and rain water harvesting is used for toilets and the washing machine (with mains water back up).

There are garden areas to the side, front and rear, well stocked with shrubs and planted borders and in addition to the extensive drive, there is a detached garage (currently divided into a workshop and storage space).

A truly original property which is presented to a very high standard throughout and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

Set back from the road in this favoured residential location there is a convenience store close by in Broad Lane, a pharmacy and GP surgery in Illogan and access to the larger out of town retail outlets, less than a mile away in Pool.

The nearest major town is Redruth which is within two and a half miles, Redruth offers a comprehensive range of local and national shopping outlets, a mainline Railway Station which connects with London Paddington and the north of England and there is schooling for all ages.

Truro, the administrative and commercial heart of Cornwall is within twelve miles and the north coast at Portreath, which is noted for its active harbour and sandy beach, is within two and a half miles.

## ACCOMMODATION COMPRISES

uPVC light oak effect door opening to:-

### ENTRANCE VESTIBULE

uPVC double glazed window to the side. Half glazed oak door opening to:-

### HALLWAY

uPVC double glazed window to the rear, door to utility porch and wide squared archway opening to:-

**KITCHEN/DINING/LIVING ROOM 27' 6" x 17' 8" (8.38m x 5.38m) plus recess**

Featuring four uPVC double glazed full height sliding doors to the front and with a uPVC double glazed window to the side. The kitchen



area has a range of base units arranged on three sides to form a partial room divider and with an adjoining square edge oak block working surface featuring an inset porcelain one and a half bowl sink unit with mixer tap. Integrated 'Bosch' dishwasher, integrated larder fridge and eye level 'Bosch' double oven. Inset 'Beko' ceramic hob, six door full height storage unit (with electric sockets inside) and inset spotlighting. The living room features 'Amtico' luxury flooring with underfloor heating throughout and there is a recessed turning staircase to the first floor incorporating an understairs storage cupboard. Oak doors open off to:-

**LOUNGE 15' 7" x 11' 1" (4.75m x 3.38m) plus recess**

uPVC double glazed window to the front. Focusing on a recessed 'Clearview' wood burning stove set on a slate hearth with wood mantel over and with inset spotlighting. Recessed display unit. (Could be used as a fourth/guest bedroom).

**BEDROOM ONE 11' 7" x 11' 3" (3.53m x 3.43m)**

uPVC double glazed window to the side. Inset spotlighting and underfloor heating. Vertical panel oak door to:-

**JACK AND JILL SHOWER ROOM**

Focusing on a close coupled WC, pedestal wash hand basin and with an oversize shower enclosure with 'Mira' thermostatic plumbed shower. Ceramic tiled floor, half panelling to the walls and inset spotlighting. Underfloor heating. Vertical panel oak door to:-

**UTILITY PORCH 8' 0" x 4' 0" (2.44m x 1.22m) plus recess**

Small pane glazed door to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces incorporating a porcelain sink unit with drainer and mixer tap. Space and plumbing for an automatic washing machine, ceramic tiled floor and inset spotlighting. Underfloor heating.

**FIRST FLOOR LANDING**

Double glazed 'Fakro' skylight, cupboard with 'Gloworm' combination

gas boiler and further cupboard housing a 'Nuair' mechanical heat recovery system. Vertical panel oak doors off to:-

**BEDROOM TWO 18' 9" x 11' 2" (5.71m x 3.40m) plus recess, some restricted headroom**

uPVC double glazed window to the front and 'Fakro' skylight. Open wardrobe, eaves storage space and spotlighting.

**BATHROOM**

Double glazed 'Fakro' window to the front. Fitted with a close coupled WC, pedestal wash hand basin, free standing claw foot bath with mixer tap, quadrant shower enclosure with 'Mira' thermostatic plumbed shower. Half panelling to walls with tiled shower enclosure, towel radiator and inset spotlighting.

**BEDROOM THREE 15' 11" x 13' 10" (4.85m x 4.21m) plus recess, some restricted headroom**

uPVC double glazed window to the front and double glazed 'Fakro' skylight to rear. Extensive eaves storage.

**OUTSIDE FRONT**

A gravelled drive with planted borders to either side leads to the property and gives additional parking for several vehicles if required, set to one side is a:-

**DETACHED GARAGE (currently divided)**

Up and over door and having power and light connected. Courtesy door and double glazed window to side. Please be advised that at present the garage is divided to give:-

**STORAGE SPACE 12' 6" x 10' 6" (3.81m x 3.20m)**

**WORKSHOP 12' 5" x 11' 8" (3.78m x 3.55m)**

The workshop is insulated and plaster boarded.

**FRONT AND SIDE GARDEN**

The main garden lies to the front and side and is well stocked with mature shrubs, there is an extensive patio and a raised ornamental pond. Extending to the side there is a further garden with mature shrubs laid mainly to lawn and leading to a greenhouse and raised beds. There is an external water supply.

**REAR GARDEN**

The rear garden consists mainly of raised beds and is laid to lawn with a summerhouse and fruit trees.

**AGENT'S NOTE**

The Council Tax band for the property is band 'D'.

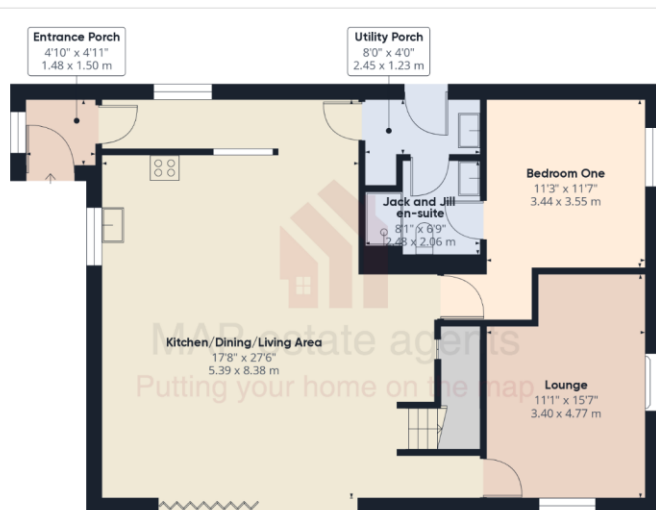
**SERVICES**

Services connected are mains gas, mains electricity, mains water and mains drainage.

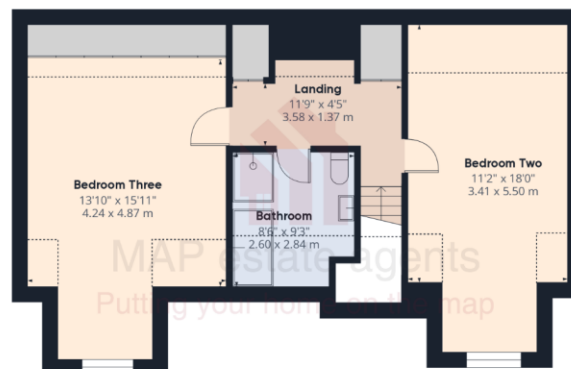
**DIRECTIONS**

Driving from Illogan Highway along Chariot Road, continue into Broad Lane and after passing over the A30 take the second right into Merritts Hill, continue along Merritts Hill and the property will be identified on the right hand side by our 'For Sale' board. If using What3words:- happy.guilding.dodging

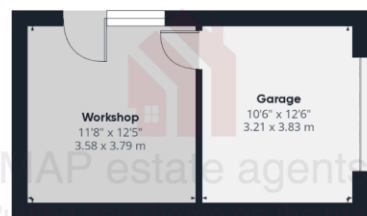




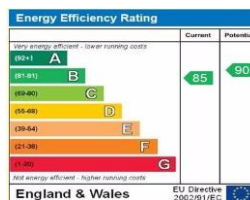
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>®</sup>

2009.41 ft<sup>2</sup>  
186.68 m<sup>2</sup>

Reduced headroom

119.99 ft<sup>2</sup>  
11.15 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



MAP's  
Top reasons to  
view this home

- Individually sited detached house
- Eco-friendly design built in 2019
- Three double size bedrooms
- Amazing open plan living space
- Separate lounge with wood burner
- 'Jack and Jill' shower room to ground floor bedroom
- Gas fired central heating
- Rainwater harvesting for toilets
- Gardens to front, side and rear
- Garage and parking

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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