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Adams Row
Scorrier, Redruth

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Redruth 2.5 miles | Truro 6 miles | A30 within 0.5 miles | Portreath (north coast) 5 miles | Falmouth (south coast) 11 miles | Newquay Airport 23 miles | Plymouth 59 miles | Exeter (M5) 97 miles
(Distances are approximate)

This character end terrace cottage offers generous family sized living accommodation set within a Sylvan setting.

Lounge | Dining Room | Kitchen | Utility | Ground floor shower room
| Four Bedrooms | Bathroom | Garage | Annexe with En-Suite
Bedroom | Driveway Parking | Gardens to Front and Rear |
Conservatory

£450,000
Freehold



Property Introduction

Ideal for commuting to Truro and Falmouth, the A30 trunk road can be accessed within half a mile. The cottage benefits from four bedrooms and a bathroom on the first floor with the ground floor featuring a separate lounge and dining room - both of which have open beamed ceilings. The kitchen has been remodelled and focuses on a range style cooker and leading off is a conservatory/dining room which enjoys views across the rear garden. There is a utility room, ground floor shower room/WC and a detached contemporary style one bedroom annexe which is ideal for a dependent relative or as an Air B&B should one wish to obtain some additional income. The cottage is fully double glazed with gas central heating whilst the annexe, which is also double glazed, has electric heating. Set back from the road by mature hedging, parking is available for four plus cars and there is an attached garage. The rear garden is largely lawned with mature shrubs and trees towards the rear boundary, there is a gravelled area ideal for outside entertaining together with a water feature. This versatile cottage, which is located within a popular residential village, requires closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

Scorrier, which is on the Truro side of Redruth, is conveniently located for access to the A30 trunk road which will be found within a quarter of a mile. Redruth, the nearest town, will be found within two and a half miles and here, there is a mainline Railway Station with direct links to London Paddington and the north of England, local and national shopping outlets and schooling for all ages. Truro, the commercial and cultural centre of Cornwall will be found within a short commute of only six miles. The north coast at Portreath is only five miles distant and the area around Scorrier is well served with cycleways, footpaths for country walks and there is a Public House within walking distance.

ACCOMMODATION COMPRISES

Double doors opening to:-

ENTRANCE PORCH

Five sided with dwarf walls and double glazed windows and roof. Slate tiled flooring with one wall featuring exposed stone. Door to:-

HALLWAY

Open beamed ceiling, staircase to first floor with storage cupboard beneath and radiator. Ledge and brace doors opening off to:-

LOUNGE 13' 11" x 13' 0" (4.24m x 3.96m) maximum measurements into recesses

uPVC double glazed window to the front. Focusing on a wood fire surround housing a cast iron back with wood burning stove. Open beamed ceiling, radiator and ceramic tiled flooring. Glass panel opening to hallway.

DINING ROOM 11' 8" x 10' 10" (3.55m x 3.30m)

uPVC double glazed window to the front. Open beamed ceiling, wall lights and radiator. It should be noted that this room at present is being used as a fifth bedroom.

KITCHEN 13' 9" x 9' 9" (4.19m x 2.97m)

uPVC double glazed French doors opening onto conservatory. Re-fitted with a range of eye-level and base units having adjoining square edge wood working surfaces incorporating a single drainer porcelain sink unit with mixer tap. 'Logik' range style cooker with seven gas burner hob, extensive ceramic tiled splashbacks and open beamed ceiling. Squared archway through to utility.

DINING CONSERVATORY 12' 8" x 9' 2" (3.86m x 2.79m)

Enjoying a triple-aspect with uPVC double glazed windows set on dwarf walls and with a double glazed glass roof. uPVC double glazed French doors opening onto the rear garden. Laminated flooring.

UTILITY 9' 9" x 6' 8" (2.97m x 2.03m)

uPVC double glazed window and door to the rear. Square edge wood counter top with space and plumbing beneath for automatic washing mashing and dishwasher. Open beamed ceiling, ledge and brace door opening to:-

SHOWER ROOM

uPVC double glazed window to the rear. Remodelled with a contemporary suite consisting of a close coupled WC, wall mounted wash hand basin and shower enclosure with plumbed shower. Beamed ceiling, extensive shower panelling to walls and radiator.

FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the front. Access to loft space which incorporates a positive pressure ventilation system to improve the quality of the air and reduce moisture within the cottage. Ledge and brace doors open off to:-

BEDROOM ONE 13' 10" x 9' 8" (4.21m x 2.94m)

uPVC double glazed window to the rear. Sloping beam ceiling and radiator.



BEDROOM TWO 11' 7" x 10' 6" (3.53m x 3.20m) maximum measurements
uPVC double glazed window to the front. Polished wood floorboards and radiator.

BATHROOM
uPVC double glazed window to the rear. Remodelled with a contemporary suite consisting of a close coupled WC, wall hung wash hand basin, panelled bath with mixer shower and extensive ceramic tiling to walls. Ceramic tiled floor, open beamed ceiling, towel radiator and two radiators.

BEDROOM THREE 9' 0" x 7' 3" (2.74m x 2.21m)
uPVC double glazed window to the front. Radiator.

BEDROOM FOUR 11' 9" x 7' 8" (3.58m x 2.34m) plus recesses
uPVC double glazed windows to the front and rear. Radiator.



OUTSIDE FRONT
Enclosed gravelled hardstanding suitable for the parking of four plus vehicles and giving access to the attached garage. The front of the garden is screened from the road by mature hedging and trees and there is an external water supply. Pathway to the side leads to the annexe.

REAR GARDEN
The rear garden is enclosed, largely lawned with mature trees towards the rear boundary, there is a gravelled seating area ideal for outside entertaining, an extensive water feature and a further patio. External water supply.

GARAGE 15' 7" x 10' 8" (4.75m x 3.25m)
Up-and-over door to the front and rear. Wall mounted 'Ideal' gas boiler and power and light connected.

ANNEXE (THE HIDEAWAY)
uPVC double glazed sliding patio door opening to:-
ANNEXE LIVING SPACE 11' 7" x 11' 6" (3.53m x 3.50m) maximum measurements
uPVC double glazed window to the side. The kitchen area is fitted with a range of base units having adjoining square edge working surfaces and incorporates an inset stainless steel single drainer sink unit with mixer tap. Ceramic tiled splashback, inset spotlighting and wall mounted electric panel heater. Ceramic wood effect tiling to the floor. Door to:-

ANNEXE BEDROOM 11' 7" x 8' 7" (3.53m x 2.61m)
uPVC double glazed window to the front. Ceramic wood effect tiling continues from the living space into the bedroom, wall mounted electric panel heater and access to loft space. Door to:-

ANNEXE EN-SUITE SHOWER ROOM
uPVC double glazed window to the side. In a wet room style with ceramic tiled flooring, close coupled WC and pedestal wash hand basin with 'Mira' sport electric shower. Extensive ceramic tiling to walls and inset spotlighting.

SERVICES
Mains water (not metered), mains electricity, mains gas and private drainage with septic tank.

AGENT'S NOTE
The Council Tax Band for this property is to be confirmed by the vendors.

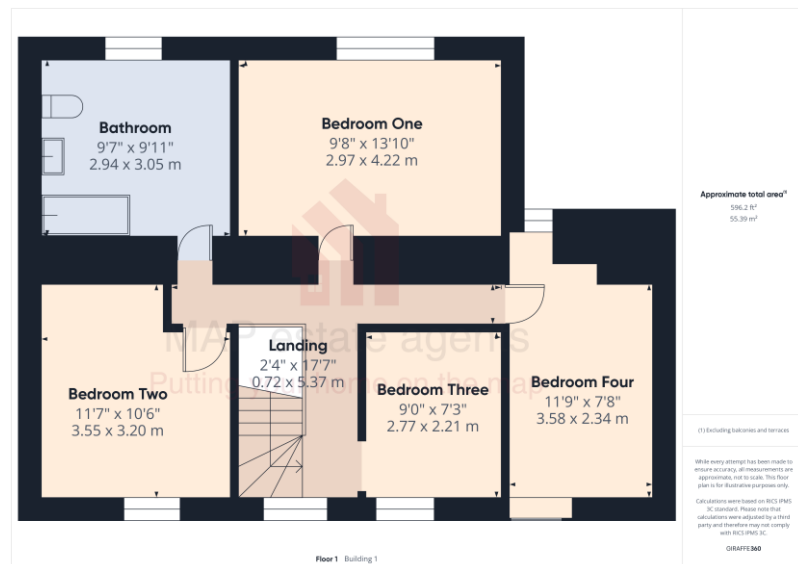
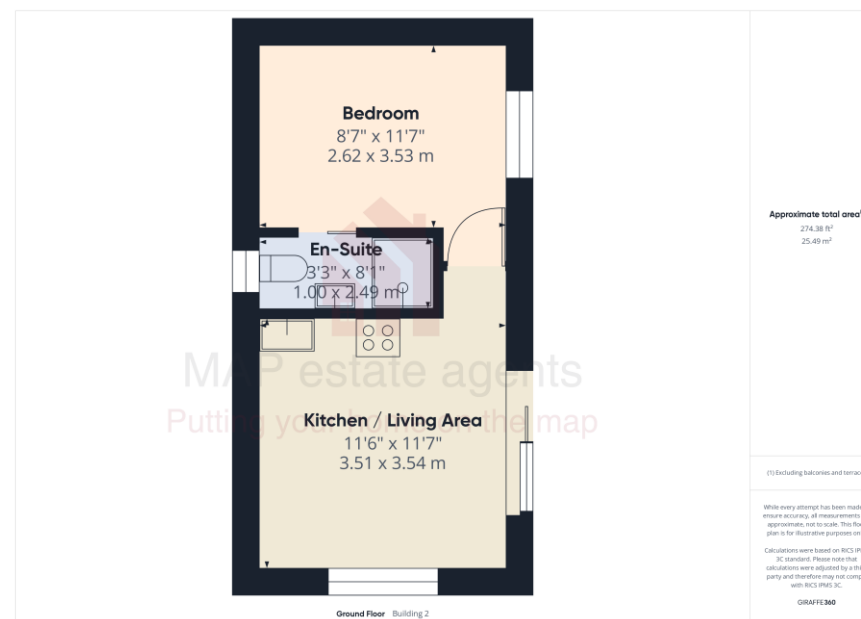
DIRECTIONS
From Redruth Railway Station, proceed up the hill into Higher Fore Street and a 'Give Way' junction, bear left and continue along the road going straight across at a mini roundabout and dropping down into Mount Ambrose. At the next roundabout, take the second exit heading towards Scorrier, after passing a petrol station on your left-hand side, take the second exit off the next roundabout and A dams Row will be identified on the left-hand side with Number 6 being the last cottage. If using What3words: chilling.slowness.sanded

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		84
C (69-80)		
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		



MAP's Top reasons to view this home

- Character end terrace cottage
- Popular residential location
- Main property with four bedrooms
- Lounge and dining room
- Remodelled kitchen, separate utility
- Ground floor shower room/WC
- Remodelled first floor bathroom
- Dining conservatory to rear
- Detached one bedroom annexe
- Gardens, parking and garage



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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