



MAP estate agents
Putting your home on the map

Cot Road, Illogan, Redruth

Cot Road, Illogan

Portreath (north coast) 2 miles | Redruth 3 miles | Camborne 3.5 miles | Truro 12 miles | Falmouth (south coast) 14 miles | Newquay Airport 22 miles | Plymouth 63 miles | Exeter M5 95 miles
(Distances are approximate)

Available for the first time since 1965, this detached dormer-style bungalow sits in an excellent plot directly opposite the entrance to Tehidy Park Golf Club.

Entrance porch | Entrance hallway | Living room | Dining room | Kitchen | Ground floor bedroom | Bathroom | Utility | Family room | Shower room | Conservatory | Two first floor bedrooms | First floor shower room | Gardens | Car port | Driveway parking

Guide Price £550,000
Freehold



Property Introduction

Offering three/four bedrooms with annexe potential, the property is currently configured as a four bedroom plus one reception room and conservatory, but has in the past been used as a three bedroom plus two reception rooms and also as a third bedroom plus separate annexe.

The potential is there for the fourth bedroom/lounge, utility room, en suite and conservatory to be used as a separate annexe for holiday letting, guests, or relatives etc.

Other than the location, the most striking feature about this property is its beautiful garden that has a large flat lawn, a private "sun trap" seating space, a golf net plus mature planting and trees.

There is also a driveway and large parking area, allowing for several cars to be parked without issue.

Offered for sale with no onward chain, we would draw your attention to this rare opportunity and recommend an early appointment to view.

Location

"Woodlands" is located roughly one hundred metres from the 7th tee of the golf course and a similar distance from the entrance to the "Pine Walk" of the beautiful Tehidy Woods. Tehidy Woods is a two hundred and fifty acre country park with the largest area of woodland in West

Cornwall, where you will find a variety of different trails, lakes and rivers as well as access to the North Cliffs.

Just over a mile away is the stunning coastal village of Portreath. There you will find a beautiful beach, as well as an array of local amenities including pubs, restaurants, a local store, and bakery.

The property is located about two miles from the A30, providing easy access to the City of Truro as well as the rest of West Cornwall. In the nearby towns of Redruth and Camborne you will find a selection of supermarkets, a range of further amenities and mainline train stations.

ACCOMMODATION COMPRISES

Opaque glazed and recessed entrance door with glazed side screen leading to:-

HALLWAY

A good size hallway with a large built-in storage cupboard. Radiator, stairs to the first floor and doors off to the ground floor accommodation.

LIVING ROOM 19' 0" x 11' 9" (5.79m x 3.58m)

A spacious room with a large window overlooking the front garden. Radiator. Fireplace housing gas fire, carpeted flooring and wall lights. Further opening interconnects with:-

DINING ROOM 11' 1" x 10' 6" (3.38m x 3.20m)

A dual aspect room with windows to side and rear garden, carpeted flooring and ceiling light. Door to:-

KITCHEN 16' 2" x 9' 10" (4.92m x 2.99m) maxim measurements into hallway

Double glazed window overlooking the rear garden. A good range of wall and floor mounted cupboards with roll edge work surfaces over



having tiled splash backs to two walls and incorporating a sink with mixer tap. Integrated hob and fridge. Laminated flooring.

GROUND FLOOR BEDROOM 11' 11" x 11' 8" (3.63m x 3.55m)

Double glazed window to front garden, fitted wardrobes, wall lights and radiator.

BATHROOM

Double glazed window to the side. Panelled bath with mixer taps over, low level WC and pedestal hand basin. Tiled flooring.

UTILITY ROOM 8' 10" x 5' 9" (2.69m x 1.75m)

Storage cupboards, one housing the gas boiler. Space for fridge/freezer. Door to:-

FAMILY ROOM 17' 4" x 12' 6" (5.28m x 3.81m)

Two windows to car port and sliding doors to conservatory. Carpeted and wall lights. Door to:-

SHOWER ROOM

Double glazed window to side. Floor and wall tiles. Wash hand basin with mixer tap and vanity unit under, low level WC and enclosed shower cubicle.

CONSERVATORY 15' 1" x 9' 2" (4.59m x 2.79m)

A good sized room with uPVC double glazed high level windows and glazed roof. Tiled flooring. Sliding doors leading to garden.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM TWO 15' 9" x 10' 8" (4.80m x 3.25m) maximum measurements

Double glazed window to front several fitted wardrobes and eaves storage cupboard (8'1 x 5'3). Carpeted flooring and wall lights.

BEDROOM THREE 11' 8" x 9' 4" (3.55m x 2.84m) plus recess

Double glazed to rear, fitted wardrobes and carpeted flooring.

SHOWER ROOM

Double glazed window to rear. Floor and wall tiles. Wash hand basin with mixer tap with vanity unit under, low level WC and enclosed shower cubicle with electric shower.

OUTSIDE FRONT

The property is set nicely back from Cot Road and is accessed via twin entrance wooden gates to a tarmac driveway providing off-road parking for several cars with a turning area and leads to a carport. At the front of the property is a good size garden with trees and several types of plants and shrubs. There is also 'His and hers' garden storage rooms with electric.

CAR PORT 17' 9" x 9' 5" (5.41m x 2.87m)

SERVICES

Mains gas, mains electric, mains water and private drainage.

AGENT'S NOTE

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

DIRECTIONS

From the A30 at Tolvaddon, head north following the signs for Tehidy Golf Club/ Country Park. Once you reach the Golf Club, Woodlands will be located on your right-hand side. If using What3Words:- humid.neon.mango



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



Ground Floor Building 1

Approximate total area⁽¹⁾

1527.27 ft²
141.89 m²

Reduced headroom

20.29 ft²
1.88 m²

(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.

GIRAFFE 360



MAP's
Top reasons to view this home

- Detached three bedroom dormer bungalow
- Spacious sitting room
- Principal bedroom with dressing room
- Annexe potential
- Ample parking
- Double glazing
- Gas central heating
- Private mature garden
- Short distance from Tehidy Golf Club
- Offered for sale chain free

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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