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Illogan, Redruth,
Cornwall

Guide Price £400,000
Freehold

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Property Introduction

This is an excellent opportunity to purchase a traditional Grade II listed cottage in an area steeped in local history. Situated in the centre of Churchtown, Illogan, this semi-detached period house is believed to date from the 1870s.

An internal inspection will reveal four bedrooms and a bathroom to the first floor, all of good size and in some cases having good storage. The property is heated by a gas fired combination boiler. The ground floor has two very generous receptions rooms focusing on a granite fire surround with a wood burning stove (reception one) and a fitted kitchen/diner that leads to a rear cloakroom.

To the outside, there are enclosed cottage-style gardens to both front and rear and these are well-stocked with mature planting. The rear garden is of a generous size, level and laid mainly to lawn and forms a blank canvas for keen gardeners to put their stamp on.

Location

Centrally located in Churchtown, Illogan, which featured in the filming of the original Poldark series in the mid-1970s, there is schooling close by for younger children and within two miles walking distance is the north coast fishing village of Portreath along with Tehidy Golf Course. Country walks will be found nearby in Tehidy Woods. The village of Illogan has a choice of convenience stores, there are doctor, surgeries, a pharmacy and a well-respected local Public House selling home-cooked food.

The major towns of Redruth and Camborne, which offer national and local shopping outlets, banks and mainline Railway Stations, are within three miles. Truro, the commercial and cultural centre for Cornwall is fourteen miles distant and the university town of Falmouth on the south coast is only thirteen miles distant. Transport links include easy access to the A30 trunk road within a mile.

ACCOMMODATION COMPRISES
Solid wooden door opening to: -

ENTRANCE HALLWAY
Vinyl flooring, radiator and a wooden door opening to: -

HALLWAY
Staircase and doors leading to all rooms.

RECEPTION ROOM ONE 13' 11" x 13' 3" (4.24m x 4.04m) maximum measurements
Generous size room with window to the front. Wood fire surround with cast iron Victorian-style back, vinyl floor and radiator.

RECEPTION ROOM TWO 17' 0" x 14' 9" (5.18m x 4.49m) maximum measurements
Vey stylish room with expose granite wall. Window to the front. Feature granite inglenook fireplace, with wood burner. Door opening to: -

KITCHEN/DINER 16' 8" x 14' 3" (5.08m x 4.34m) L-shaped, maximum measurements
Two Window to the front. Door opening to the front of the house and with a 'Velux' window roof lights with expose beans. Remodelled in a contemporary style, sympathetic with the age of the property and featuring a range of base units with adjoining square wood working surfaces featuring a stainless steel sink with pillar mixer tap. Integrated fridge freezer, space for range-style cooker and tile flooring. Door to: -

CLOAKROOM/UTIITY ROOM
Fitted with a range of base units for storage purposes and with space and plumbing for a concealed washing machine. Low level WC and wall wash hand basin.

INNER HALLWAY
Door leading to the rear garden. At the bottom of the stairs there is large cupboard.

HALF LANDING
Large window on the half landing panelled door opening to: -

BATHROOM
Window to the rear. Remodelled with a white suite consisting of wash hand basin with vanity unit under, low level WC and panelled bath with shower over. Vinyl flooring. Ceiling lighting. Radiator.

FIRST FLOOR LANDING
Doors to all rooms

BEDROOM ONE 14' 7" x 11' 9" (4.44m x 3.58m)
With expose granite wall. Feature Wood fire surround with cast iron Victorian-style back, carpet floor, window to front and radiator.

BEDROOM TWO 13' 6" x 11' 10" (4.11m x 3.60m)
Feature Wood fire surround with cast iron Victorian-style back, carpet floor, window to front, radiator and wall lights.

BEDROOM THREE 11' 1" x 10' 5" (3.38m x 3.17m)
Window to side, laminated flooring, ceiling light and radiator

BEDROOM FOUR 11' 6" x 8' 11" (3.50m x 2.72m)
Window to front, carpet flooring, ceiling light and radiator

OUTSIDE FRONT
The front garden is planted with a wide range of shrubs and annual plants designed to give all-year-round colour.

REAR GARDEN
To the rear of the property, the garden has been planted with a range of mature shrubs, trees and plants giving a high level of colour and with ease of maintenance in mind. Set to one side is a patio ideal for enjoying summer evenings outdoors. There is a metal-built store shed. The rear garden which is of a generous size, level and laid mainly to lawn and forms a blank canvas for keen gardeners.

AGENT'S NOTE
The Council Tax band for the property is band 'C'.

SERVICES
The following services are available at the property. However, we have not verified connection. Mains electricity, mains water, mains drainage, mains gas and broadband/telephone subject to tariffs and regulations.
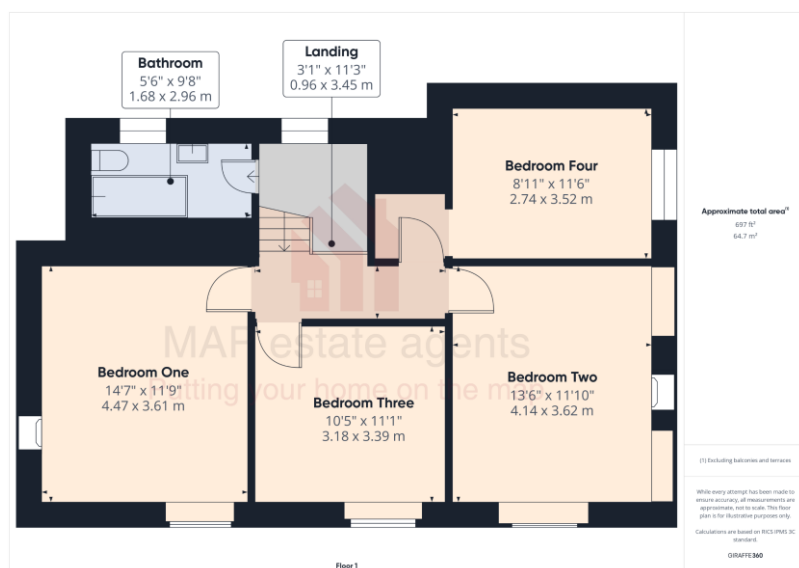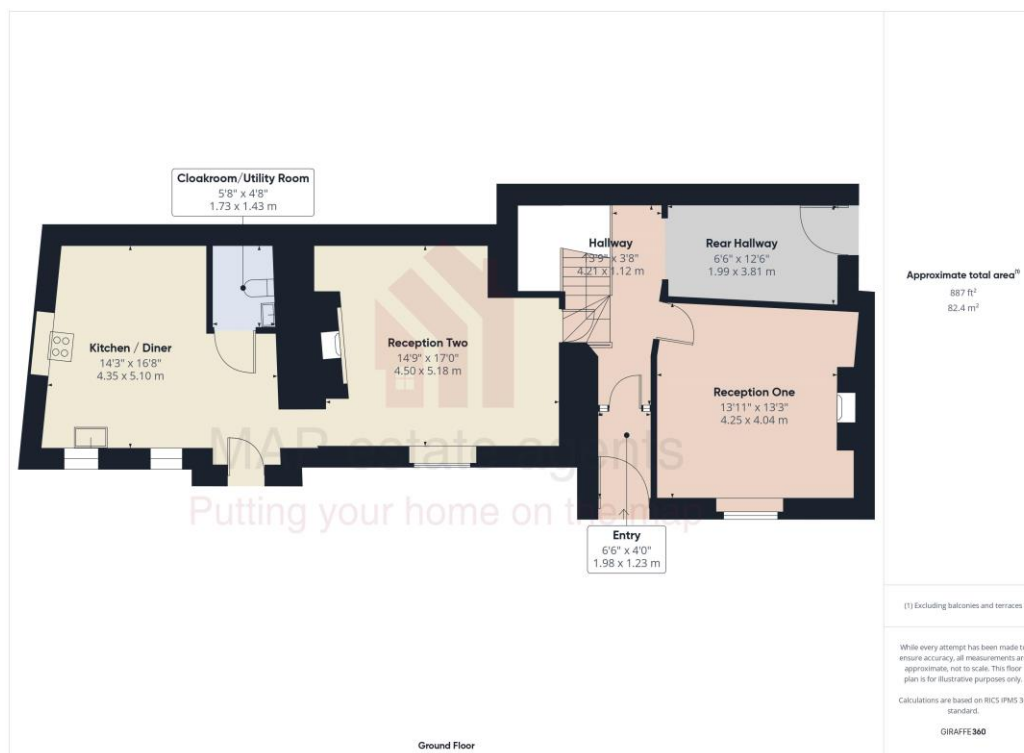

Energy Efficiency Rating

Ground Floor

Cloakroom/Utility Room
5'8" x 4'8"
1.73 x 1.43 m

Kitchen / Diner
14'3" x 16'8"
4.35 x 5.10 m

Reception Two
14'9" x 17'0"
4.50 x 5.18 m

Hallway
13'9" x 3'8"
4.21 x 1.12 m

Rear Hallway
6'6" x 12'6"
1.99 x 3.81 m

Reception One
13'11" x 13'3"
4.25 x 4.04 m

Entry
6'6" x 4'0"
1.98 x 1.23 m

Approximate total area(1)
887 ft²
82.4 m²

(1) Excluding balconies and terraces

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.

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Ground Floor

Floor 1

Bathroom
5'6" x 9'8"
1.68 x 2.96 m

Landing
3'1" x 11'3"
0.96 x 3.45 m

Bedroom Four
8'11" x 11'6"
2.74 x 3.52 m

Bedroom One
14'7" x 11'9"
4.47 x 3.61 m

Bedroom Three
10'5" x 11'1"
3.18 x 3.39 m

Bedroom Two
13'6" x 11'10"
4.14 x 3.62 m

Approximate total area(1)
697 ft²
64.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

MAP's top reasons to view this home

- Grade II Listed semi-detached cottage
- Two reception rooms with wood burner
- 14' Kitchen
- Cloakroom/utility
- First floor bathroom
- Four bedrooms
- Gas central heating
- Character features
- Two miles walk from north coast
- Desirable village location

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The Property Ombudsman SALES

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