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**Croft Row,  
Carharrack, Redruth**

**£187,500  
Freehold**







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## Property Introduction

Being located in a tucked-away position within the village of Carharrack is this mid-terraced character cottage.

Although requiring modernisation, the property would be an ideal purchase for those seeking a character property to make their home with the advantage of being within this popular village, ideally situated for access to most major towns as well as the A30 trunk road. Upon entering the property via an external porch, access leads into the kitchen, shower room and lounge whilst to the first floor are two bedrooms.

One of the main features of the cottage is the generous size front garden which is mature and offering a variety of fruit trees, whilst to the rear is a concreted yard with access to the single garage with an additional parking space just in front.

## Location

The village of Carharrack offers good local amenities including a social club, village store, park, football ground and is also within a reasonable travelling distance to most major towns.

The cathedral city of Truro lies approximately six miles distant being the main centre in Cornwall for business and commerce and is also home to the Hall for Cornwall. Both north and south coasts are within close proximity with the north coast being famed for its surfing beaches such as Portreath, Perranporth and St Agnes along with the beautiful clifftop walks. The south coast town of Falmouth is renowned for its excellent sailing waters and a more sheltered coastline.

## ACCOMMODATION COMPRISES

### COVERED PORCHWAY

Access to:-

### KITCHEN 12' 8" x 10' 3" (3.86m x 3.12m) plus recesses

Stainless steel single drainer sink unit with mixer tap, base storage cupboards, part-tiled walls, beamed ceiling and staircase to first floor with under stairs storage cupboard. Wall mounted electric heater. Access to:-

## SHOWER ROOM

Double glazed window, close coupled WC, pedestal wash hand basin and shower cubicle.

## LOUNGE 12' 10" x 12' 0" (3.91m x 3.65m) plus recesses

Double glazed window and door to outside. Fireplace with raised hearth and beamed ceiling.

## FIRST FLOOR LANDING

Doors off to:-

## BEDROOM ONE 14' 0" x 12' 4" (4.26m x 3.76m)

uPVC double glazed window and night storage heater.

## BEDROOM TWO 11' 7" x 10' 5" (3.53m x 3.17m) plus recess

uPVC double glazed window.

## OUTSIDE REAR

To the rear of the property is an enclosed concreted yard with access to the:-

## SINGLE GARAGE 15' 8" x 8' 11" (4.77m x 2.72m)

Up-and-over door, power connected and pedestrian doorway. There is also a parking space in front of the garage.

## OUTSIDE FRONT

The front garden is believed to be in the region of 200 ft with a paved sun terrace and pathway giving access down to the rest of the garden with a variety of fruit trees, greenhouse and pergola gate leading to further sections of the garden.

## SERVICES

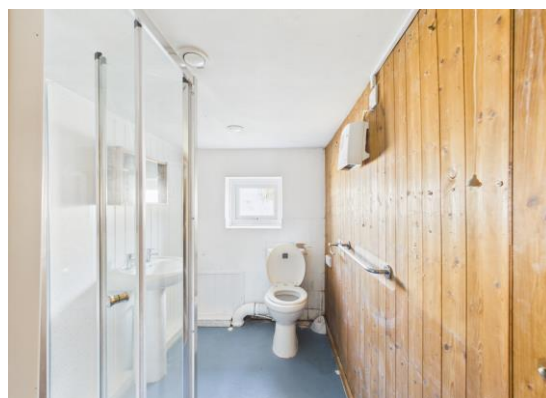
Drainage (to be confirmed), mains water and mains electricity.

## AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

## DIRECTIONS

Upon entering Carharrack from Scorrier, on the B3298 as you proceed into the village, turn left where Croft Row is situated on the left-hand side. If using What3words: cuddling.encroach.usage



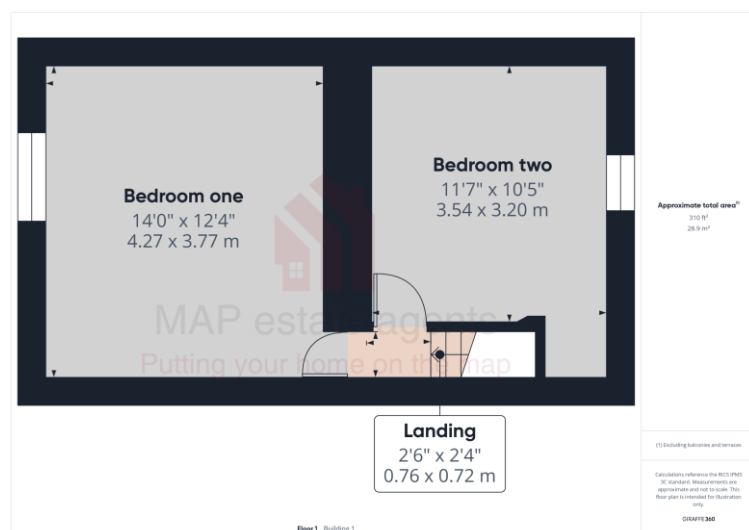
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	35	74
England & Wales		
EU Directive 2002/91/EC		





## MAP's top reasons to view this home

- Character mid-terraced cottage
- Two bedrooms
- Kitchen/diner
- Ground floor shower room
- uPVC double glazed windows
- Lounge with open fireplace
- Generous size front garden
- Situated in a quiet, tucked-away location within the village
- Garage plus additional parking space to the front
- Requiring modernisation and refurbishment



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