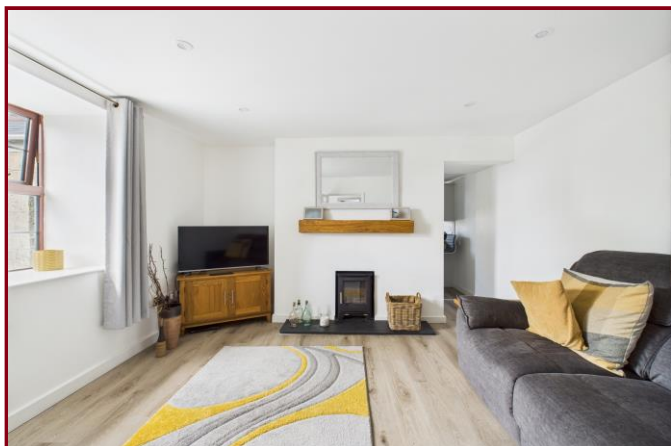




MAP estate agents
Putting your home on the map

**Rose Row,
Redruth**

**Guide Price £315,000
Freehold**





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Property Introduction

Dating back to the 1800's and appearing on the 1890 census, this most attractive double fronted cottage offers surprisingly spacious accommodation arranged over two floors.

We feel there is great potential at ground floor level to create annexed accommodation should this be desired or as a spacious home with great accommodation.

Currently, the property consists of two reception rooms, spacious kitchen, bathroom, bedroom, utility and hobby room on the ground floor with three further bedrooms situated upstairs.

Having gated off-road parking for two cars to the front and a most attractive, private enclosed courtyard style garden to the rear, we strongly recommend viewing to appreciate the versatility and spaciousness of this lovely home.

Location

Redruth is an historic former mining town situated just off the A30 therefore ideal for accessing other areas within the county. Within the town centre are a variety of retail shops along with a mainline railway station operating to London Paddington.

The majestic north coast is also within a reasonable travelling distance, famed for its surfing beaches such as Porthtowan, Portreath and St Agnes with beautiful cliff top walks.

The cathedral city of Truro lies approximately ten miles distant being the main centre in Cornwall for business and commerce offering a wider range of retail outlets and is also home to the Hall for Cornwall.

ACCOMODATION COMRISES

Double glazed panel front door to:-

DINING ROOM 15' 6" x 11' 5" (4.72m x 3.48m) maximum measurements

A lovely room with a turned stairwell to the first floor and double glazed window to the front with window seat. Laminate flooring. Shelved recesses. Understairs cupboard. Radiator. Door to:-

LOUNGE 11' 6" x 10' 9" (3.50m x 3.27m) minimum measurements

Feature log burner with slate hearth and wooden mantel over. Double glazed window to front. Laminate flooring. Radiator. Television point. Doorway to:-

KITCHEN/BREAKFAST ROOM 12' 0" x 11' 10" (3.65m x 3.60m)

Fitted with an extensive range of matching grey Shaker style wall and base cupboards with marble effect work surfaces over. Stainless steel single drainer sink unit with mixer tap over. Built-in eye level double oven, ceramic hob inset to worksurface with extractor over. Space and plumbing for washing machine. Double glazed window to rear with pleasant views over the rear garden. Wine cooler. Door to:-

REAR HALL

Double glazed window and double doors to rear garden. Doors to:-

BATHROOM

Fitted with a white suite comprising panelled bath with central taps, pedestal wash-basin, low-level WC and independent shower cubicle housing mains fed shower unit. Heated towel rail. Tiled splash backs. Obscure double glazed window to rear.

BEDROOM THREE 15' 2" x 8' 10" (4.62m x 2.69m) maximum measurements irregular shape

Double glazed window to front. Loft access. Radiator.

UTILITY ROOM 5' 10" x 5' 10" (1.78m x 1.78m)

Space for further appliances.

HOBBY ROOM/HOME OFFICE 7' 11" x 9' 4" (2.41m x 2.84m)

Double glazed door to rear courtyard. Laminate flooring.

From dining room, dogleg stairs rising to:-

FIRST FLOOR LANDING

Built-in airing cupboard. Doors to:-

BEDROOM ONE 11' 11" x 10' 6" (3.63m x 3.20m)

A most attractive room with double glazed window to the front with window seat. Radiator.

BEDROOM TWO 11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed window to front with window seat. Radiator.

BEDROOM FOUR 6' 10" x 6' 8" (2.08m x 2.03m)

Double glazed window to front. Radiator.

OUTSIDE FRONT

The property occupies a favoured position within Rose Row, and is set back from the approach road by a gate that opens to private parking for two cars.

REAR GARDEN

To the rear there is a stunning enclosed courtyard style garden which has been hard landscaped with lovely shrub and flowering beds and borders, a pond and maturing trees for shade over a paved seating area. The garden provides a high degree of privacy and is fully enclosed making it both child and pet friendly.

SERVICES

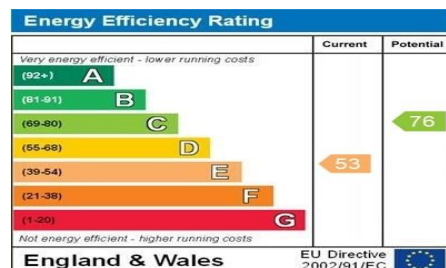
Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

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

DIRECTIONS

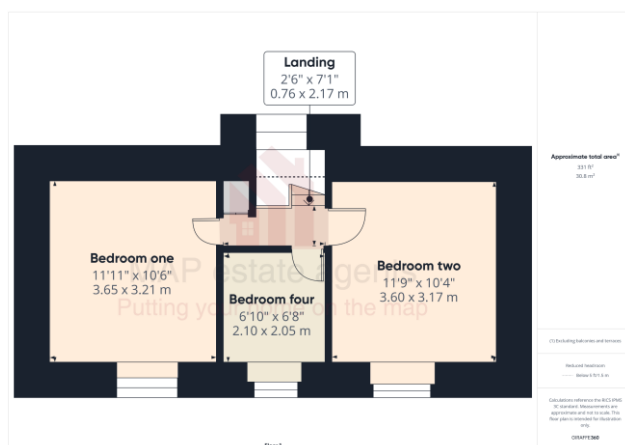
Proceeding along green Lane in Redruth, passing Bellevue on the left hand side. Take the next left turn into Rose Row and the property will be found at the top of the road on the left hand side. If using What3words advancing.paddock.member





MAP's top reasons to view this home

- Double fronted character cottage
- Potential for ground floor annex
- Two reception rooms
- 4/5 bedrooms
- Remodelled kitchen
- Utility room
- Ground floor bathroom
- Double glazed
- Gas central heating
- Gated off road parking for two cars



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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