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**Vogue, St. Day,
Redruth**

**Guide Price £400,000
Freehold**





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Property Introduction

Trelawney is a beautifully presented detached property which in recent years has been renovated and modernised by the current vendors, making this a delightful family home to enjoy. Upon entering the hallway, access is gained to the feature lounge, sitting room, snug with granite fireplace and wood burner, large kitchen/diner and a shower room whilst on the first floor are three bedrooms and a family bathroom. Throughout the accommodation benefits from uPVC double glazed windows and an oil fired central heating system.

Externally a pedestrian gateway and path leads to the front door with a lawned front garden to the side plus an additional concreted and gravelled sitting area. To the rear is an enclosed lawned garden with access to the single detached garage plus an additional parking space found to the front. The property is considered to be an ideal purchase for those buyers looking for a spacious family home with a wealth of charm and period features with the advantage of modern home comforts.

Location

Vogue and St Day are ideally situated for access to both the north and south coasts plus the city of Truro. Within the village itself are many amenities such as village store, pubs, football club, pharmacy and butchers whilst Truro, being the main shopping centre in Cornwall, is approximately seven miles distant with its three spired cathedral, cobbled streets and Georgian architecture.

Truro is a popular city for visitors and locals and is also home to the Hall for Cornwall situated on the piazza. The main A30 trunk road links to other parts of the county, this being within a short distance and for those keen on water sports the surfing beaches of Porthtowan, Portreath and St Agnes offer excellent surfing beaches as well as Stithians reservoir, all of which are within ten miles.

ACCOMMODATION COMPRISES

Leaded doorway with stained glass over opening to:-

ENTRANCE HALLWAY

Wood floor, radiator and archway, staircase to first floor with understairs storage cupboard and access to:-

LOUNGE 11' 5" x 10' 9" (3.48m x 3.27m)

Double glazed window to front elevation with window seat. Feature fireplace with wood surround and mantel. Shelved recess to side, plus additional arched recess, wall light and radiator.

SITTING ROOM 11' 11" x 11' 6" (3.63m x 3.50m)

uPVC double glazed window to front elevation with window seat. Wooden floor. Feature granite fireplace with slate hearth. Shelved recesses to side, radiator and beamed ceiling.

SNUG 12' 9" x 8' 5" (3.88m x 2.56m) maximum measurements

uPVC double glazed window to rear elevation. Feature floor to ceiling open stone fireplace with wood burner. Shelved recesses to side. Beamed ceiling and radiator. Understairs storage cupboard.

KITCHEN/DINER 19' 0" x 12' 0" (5.79m x 3.65m) plus door recesses

Two uPVC double glazed windows to rear elevation. uPVC door to exterior. Radiator. One and a quarter stainless steel sink unit with mixer tap. A variety of base storage cupboards with drawers over. Wall mounted storage cupboards and built-in double oven with induction hob over and stainless steel extractor above. Plumbing for dishwasher, recess for fridge/freezer. Range of work surfaces, tiled floor and boiler. Doorway giving access to:-

UTILITY 6' 6" x 2' 2" (1.98m x 0.66m)

Plumbing for automatic washing machine, doorway access to:-

SHOWER ROOM

uPVC double glazed window to side elevation. Pedestal wash hand basin, close coupled WC and shower cubicle.

HALF LANDING

Wall recess. Access to:-

FIRST FLOOR LANDING

Radiator. Velux window. Access to:-

BEDROOM ONE 13' 3" x 8' 6" (4.04m x 2.59m) maximum measurements

uPVC double glazed window to rear elevation, radiator and access to loft.

BEDROOM TWO 10' 11" x 10' 3" (3.32m x 3.12m)

uPVC double glazed window to front elevation. Window seat and radiator.

BEDROOM THREE 11' 11" x 10' 2" (3.63m x 3.10m) maximum measurements

uPVC double glazed window to front elevation and radiator.

FAMILY BATHROOM

uPVC double glazed window to front elevation, window seat. Close coupled WC, bath with shower over and shower screen and pedestal wash hand basin. Chrome heated towel rail. Part panelled walls.

EXTERIOR

Immediately to the front of the property a new pedestrian gate gives access to a concrete pathway leading to the front door with external courtesy light. To the side is a lawn whilst to the other is a gravelled and paved seating space. Within the front garden are a variety of shrubs along with a gateway giving access via the side of the property leading to the:-

REAR GARDEN

The rear garden has a paved patio with pedestrian gateway, a lawn with a paved path leading round the edge of the garden giving access to the single detached garage with pedestrian door and electric rolling door. Access to the garage is gained via a shared driveway with the neighbours where there can also be found an additional parking space.

GARAGE 18' 8" x 12' 7" (5.69m x 3.83m)

Garage door to front. Pedestrian door and window to side.

SERVICES

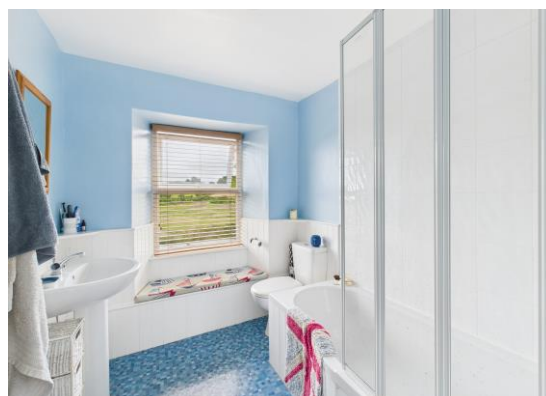
Mains drainage, mains water, mains electric.

AGENT'S NOTE

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

DIRECTIONS

Proceeding through the village of St Day, passing the village stores and continue out of the village proceeding down the hill taking you into Vogue where the property is situated on the right hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- kinking.relaxing.charm

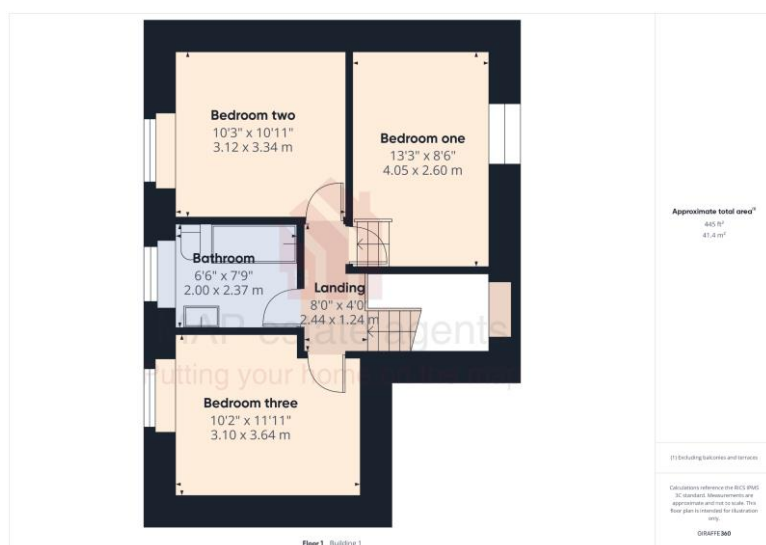


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	47	71
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- A well presented detached character property
- Three bedrooms
- Three reception rooms
- Modern refitted kitchen/diner
- Ground floor shower room
- First floor family bathroom
- Oil central heating and uPVC double glazing
- Many individual characteristic features
- Beamed ceiling and open fireplaces
- Enclosed rear garden, detached garage and parking



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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