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**Treloweth Terrace,
Park Bottom, Redruth**

**Auction Guide Price £105,000+
plus fees
Freehold**





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Property Introduction

Offered for sale in conjunction with Clive Emson Auctioneers via online auction on 11th February 2026. For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

This end-terrace cottage would now benefit from some updating and modernisation. There are two double size bedrooms on the first floor whilst the ground floor offers a lounge, re-fitted kitchen, shower room and store. There is uPVC double glazing to the windows and heating is provided by electric night storage heaters.

To the outside, the cottage is set back from the road and a pathway leads to the entrance door, the rear garden is enclosed, largely lawned and features a timber shed. Offering potential for a buyer to improve a property to their own taste, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Park Bottom is conveniently located for access to the nearby village of Illogan, schooling is within walking distance and there is a well respected local Public House serving meals together with a late night store nearby. The major town of Redruth will be found within two and a half miles, here there are a range of local and national shopping outlets together with a mainline Railway Station which connects with London Paddington and the north of England and the A30 trunk road runs to the north of the town.

Redruth is home to Kresen Kernow which is the largest collection of Cornish historical artifacts and a mecca for those researching their past. Truro, the administrative and cultural centre of Cornwall, will be found within fourteen miles, Falmouth on the south coast, which is Cornwall's university town, will be found within twelve miles and the north coast village of Portreath, which is noted for its sandy beach and active harbour is within four miles.

ACCOMMODATION COMPRISES

Storm porch with aluminium double glazed door opening to:-

ENTRANCE VESTIBULE

Doors opening off to:-

SHOWER ROOM

uPVC double glazed window to the rear. Fitted with a close coupled WC, pedestal wash hand basin and shower enclosure with 'Mira' sport electric shower. Wall mounted fan heater and night storage heater. Fortic tank for hot water.

STORE

uPVC double glazed to the front.

KITCHEN 12' 11" x 10' 4" (3.93m x 3.15m) maximum measurements

uPVC double glazed window to the rear. Remodelled in 2021 with a range of eye level and base gloss white units having adjoining roll top edge working surfaces and featuring a porcelain single drainer sink unit with mixer tap. Built-in 'Zanussi' stainless steel oven with 'Zanussi' ceramic hob and hood over, integrated fridge and freezer and space and plumbing for an automatic washing machine. Open beamed ceiling, turning stairs to first floor and electric night storage heater. Door to:-

LOUNGE 11' 0" x 10' 0" (3.35m x 3.05m) maximum measurements

uPVC double glazed window to the front. Focusing on a wood fire surround with tiled back and slate hearth (not in use) with alcoves to either side featuring half height cupboards. Night storage heater.

FIRST FLOOR LANDING

A central landing with doors opening off to:-

BEDROOM ONE 12' 0" x 10' 6" (3.65m x 3.20m)

uPVC double glazed window to the front. Canopy ceiling, fire surround (sealed) and electric night storage heater.

BEDROOM TWO 10' 8" x 10' 0" (3.25m x 3.05m)

uPVC double glazed window to the rear enjoying an outlook across farmland. Electric night storage heater.

OUTSIDE FRONT

To the front of the property, there is a riven slab pathway and entrance which leads to the front door and continues along the side of the cottage.

REAR

The rear garden is enclosed, largely lawned with mature shrubs and hedging and has a timber storage shed. There is a pedestrian right-of-way to the nextdoor neighbour.

SERVICES

Mains water (metered), mains electricity and mains drainage.

AGENT'S NOTE

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

DIRECTIONS

From Illogan Highway, continue heading towards Camborne and after passing 'Morrisons' supermarket on your left hand side, in the centre of Pool, at a roundabout take the third exit into Church Road and after passing Pool School on the right, continue under the A30 trunk road and take the next turning right into Park Road and at a staggered junction with a Public House on your right-hand side, turn right into Treloweth Terrace where the property will be identified on the right-hand side. If using What3words: bikers.segmented.planting

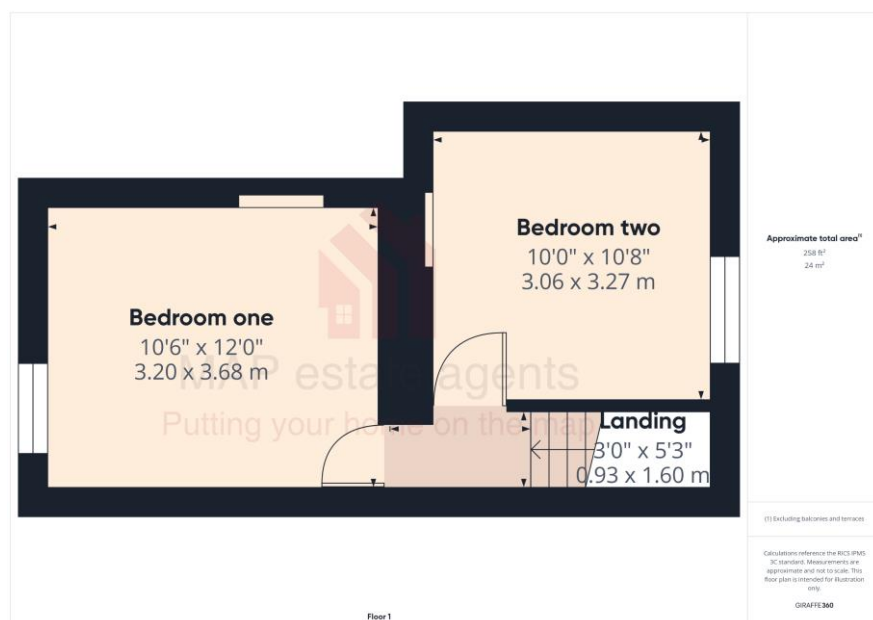
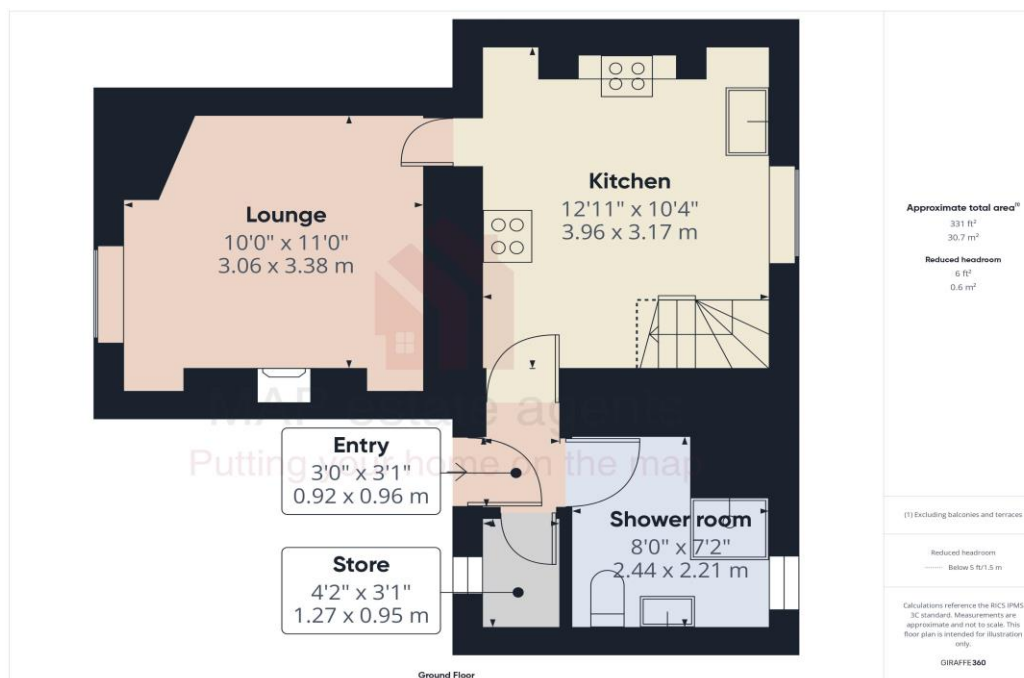


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Stone fronted end-terrace cottage
- Requires some updating
- Two double size bedrooms
- Lounge
- Re-fitted kitchen
- Ground floor shower room
- Electric storage heating and uPVC double glazing
- Enclosed rear garden
- For sale by online auction on 11th February 2026
- For sale in conjunction with Clive Emson Auctioneers



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

01736 322400 (Penzance & surrounds)
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