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West Tolgus, Redruth

## West Tolgus, Redruth

Redruth 2 miles | Portreath (north coast) 3 miles | Truro 12 miles | Falmouth (south coast) 13 miles | Newquay Airport 23 miles | Plymouth 62 miles | Exeter 94 miles

Approached from the rear and tucked away in a private location, Sycamore Cottage is a versatile three bedroom semi-detached property, dating back to 1806, which is a haven for keen gardeners and benefits from extensive well managed and stocked gardens to both front and rear

Sun lounge | Kitchen/breakfast room | Rear vestibule | Dining room | Lounge | Ground floor bathroom | Three bedrooms (bedroom three/office) | First floor bathroom | Gardens | Two garages | Potting shed/greenhouse | Parking for six cars

**£380,000**  
**Freehold**



## Property Introduction

In addition to the lounge which features a beamed ceiling and open fire, there is a dining room with an attractive Victorian style tiled floor and the kitchen/breakfast room has a modern range of fitted units and includes a Rangemaster stove. There are remodelled bathrooms on both floors and a sun lounge at the front of the property enjoys an outlook over the gardens.

The majority of the cottage is double glazed, background heating is provided by night store heaters and an open fire with a back boiler feeds radiators on the first floor. As previously stated there are generous gardens which lie mainly to the front and incorporate an extensive patio ideal for outside entertaining and there is also a range of garages and workshops ideal for storage or for those with outside pursuits and there parking for six plus cars. The cottage sits in a plot of just under half an acre.

A most versatile and engaging property which offers a high degree of privacy, a viewing is strongly advised.

## Location

West Tolgus is a quiet backwater set off Broad Lane on the approaches to the popular village of Illogan which is within a mile, here day to day shopping needs will be met, there are doctors surgeries, a pharmacy and a local Public House.

The nearest major town, Redruth, offers a range of local and national shopping outlets, banks, Post Office and a main line Railway Station with direct access to London and the north of England. Truro the administrative and shopping centre for Cornwall is a twelve mile drive and the University town of Falmouth is thirteen miles distant. Access to the A30 trunk road is within a miles and a half and the north coast at Portreath is four miles away.

## ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

### CONSERVATORY 12' 5" x 5' 9" (3.78m x 1.75m)

Enjoying a triple aspect with views over the garden. Ceramic tiled floor and door opening to:-

### KITCHEN/BREAKFAST ROOM 12' 6" x 9' 5" (3.81m x 2.87m)

uPVC double glazed window to the front and rear. Fitted with a range of eye level and base matte cream units with contrasting dark wood effect roll top edge working surfaces and incorporating an inset one and a half bowl sink unit with mixer tap. Featuring a range style cooker with complementary extractor hood over, inset spot lighting, laminate flooring and three pendant lights. Storage heater and plumbing for automatic washing machine. Door to:-

### REAR VESTIBULE

Door to rear (main access). Ceramic tiled floor and coat hanging space. Part glazed door opening to:-

### DINING ROOM 11' 9" x 8' 6" (3.58m x 2.59m)

uPVC double glazed window to the rear and single glazed window to rear. Featuring an original 'Minton' tiled floor and with an open beamed ceiling. There is a generous window seat, storage heater and wall mounted feature electric fire. Doors open off to:-

### LOUNGE 17' 0" x 11' 5" (5.18m x 3.48m)

Two uPVC double glazed windows to the front. Focusing on a pine fire surround with open fire incorporating a back boiler with a slate hearth and open beamed ceiling. Laminate flooring. Storage heater and staircase to first floor.

### WALK-IN PANTRY

Extensive shelving and light.

### SIDE HALL

Space for cloaks and with a window to the side. Doors off to:-

### BEDROOM THREE/HOME OFFICE 9' 1" x 7' 1" (2.77m x 2.16m)

uPVC double glazed window to the rear. Laminate flooring and electric wall heater.



### **GROUND FLOOR BATHROOM**

Single glazed window to the rear. Remodelled with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin, panelled bath and separate shower cubicle with 'Mira' electric shower. Tiled splash backs and half wood panelling to walls. Electric panel heater.

### **FIRST FLOOR LANDING**

uPVC double glazed window to the front. Access to loft space and panelled doors opening off to:-

### **BEDROOM ONE 13' 2" x 11' 6" (4.01m x 3.50m)**

uPVC double glazed window to the front. Radiator.

### **BEDROOM TWO 10' 0" x 9' 1" (3.05m x 2.77m)**

uPVC double glazed window to the rear. Part canopy ceiling, generous built-in wardrobes.

### **FIRST FLOOR BATHROOM**

Double glazed 'Velux' window. Remodelled with a modern suite consisting of central fill panelled bath with shower attachment, close coupled WC, pedestal wash hand basin and quadrant shower cubicle with 'Mira' electric shower. Full ceramic tiling to walls and floor. Towel radiator.

### **OUTSIDE FRONT**

Immediately to the front of the property is a generous formal garden which is well stocked with mature shrubs and hedging and

featuring a wide range of hydrangeas. The garden is mainly lawned and there is an extensive patio which is ideal for outside entertaining. Access from here leads to the greenhouse and pedestrian access to the workshops and garaging. From the formal garden there is a further extensive garden area which at present is used for the cultivation of specimen shrubs and includes apple trees, a wood store and an external water supply.

### **GARAGE ONE 19' 4" x 16' 6" (5.89m x 5.03m)**

Electric up and over door to the rear and having a window and door to the front. Power and light connected.

### **GARAGE TWO 16' 1" x 16' 0" (4.90m x 4.87m)**

Up and over door to the rear and courtesy door to the rear. Access from the second garage leads to a potential workshop which requires some work.

### **POTTING SHED/GREENHOUSE 14' 2" x 8' 7" (4.31m x 2.61m)**

### **POTENTIAL WORKSHOP 14' 5" x 12' 0" (4.39m x 3.65m)**

Offering potential for improvement leading off from the second garage is a useful space for storage etc.,

### **REAR GARDEN**

The rear garden is mainly gravelled driveway for parking which is screened by mature hedging and trees and includes a variety of hydrangeas and mature shrubbery. Parking will be found for at least six vehicles.

### **DIRECTIONS**

From Redruth Railway Station proceed down the hill bearing right at the first set of traffic lights, at the next traffic lights turn right and at the next set of traffic lights turn left into West End, continue along this road and at Barncoose roundabout take the first exit into Barncoose Terrace, after passing a petrol station on your right, take the second right into Chariot Road, continue through into Higher Broad Lane and after passing over the A30 take the next turning right into West Tolgus, continue along the road and where the road bears sharply left take the next left and at the top of this road the entrance to Sycamore Cottage will be found on the right hand side.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(95-100) <b>A</b>	
(81-94) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	25

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(10-100) <b>A</b>	
(20-100) <b>B</b>	
(30-100) <b>C</b>	
(40-100) <b>D</b>	
(50-100) <b>E</b>	
(60-100) <b>F</b>	
(70-100) <b>G</b>	17



**MAP's**  
Top reasons to view this home

- Character semi-detached cottage
- Superb private gardens of just under half an acre
- Three bedrooms
- Lounge with feature fireplace
- Dining room with beamed ceiling
- Kitchen/breakfast room
- Two bathrooms
- Extensive garaging and workshops
- Ample parking
- Viewing essential

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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