

148 ALBANY ROAD  
REDRUTH

**JONATHAN**  

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**CUNLIFFE**







*148 Albany Road, Redruth TR15 2JB*

For sale for the first time since 1948, a much-loved detached family home tucked away along a quiet, popular residential road, whilst being close to all the town's amenities and equidistant to the north and south Cornish coast.

- Characterful, detached 4 bedroom home
- Spacious, open-plan kitchen/dining room
- Retained charm with many period features
- Series of reception rooms and utility spaces
- Enclosed private garden with large garage
- Popular and quiet residential location
- 2128 sqft
- EPC to follow











### SETTING THE SCENE

In one of Redruth's most attractive residential areas, this is a particularly handsome and up-to-date Victorian-style detached house. Albany Road is a tree-lined avenue and is a short walk away from a wide range of amenities including, shops, bars and restaurants. The property is about three hundred yards from Victoria Park and is also only half a mile from central Redruth, including the new exciting Buttermarket development, and the mainline railway link to London Paddington.

### OWNER'S COMMENT

“The house has been in our family since about 1948 when my uncle bought it, soon after returning from the war, from the man who built it in 1907. Uncle John was a school master at Redruth Grammar School, teaching Latin, Greek and Ancient History to generations of boys and delighting in their success in getting places at university.

I spent many happy childhood summers here with my family. When my uncle left me the house in 2010 I was touched and delighted and set about bringing it up to date and extending the back of it; creating the garden has been such fun. 148 has continued to be the place our family and many others have come to for holidays at all times of the year.

Albany Road is a quiet, friendly, residential road; families live here, children go to the local primary school, dog walkers trot by to take their pets to the little park round the corner. On sunny days you can see the distant sea from the front bedrooms. It's a brilliant place to get to all points north, south, east and west in Cornwall.”

### THE TOUR

Folded into its own enclosed gardens, unusually large for a town house, this charming four-bedroom house balances period elegance with modern comforts. Generously extended by the current owners to include a huge open-plan wraparound kitchen/dining room, the house is flooded with natural light and perfect for both family living and entertaining. Fine original tiles greet you underfoot in the entrance hall, setting the tone for the home's retained period charm.

With high ceilings and well-proportioned rooms the interiors are spacious and inviting, whilst emanating a sense of tranquility and warmth. The old dining room is now a library and office and there are two of characterful reception delightful sitting rooms, plus a shower room, a boot room/back entrance lobby, and useful utility spaces downstairs. Upstairs there are 4 bedrooms, a family bathroom and a shower room, and also further potential for expansion into the attic, subject to the necessary consents. Lastly, there is the old conservatory, now a favourite place for a sunny afternoon tea.

### STEP OUTSIDE

Enclosed gardens surround the main house, creating a serene, safe and attractive outdoor space where family time is enjoyed as children and dogs safely play. Vibrant borders are filled with mature flowers and shrubs, and beautiful tree specimens include a large oak tree on the back lawn. All this creates privacy and areas of soft dappled light, adding to the peaceful mood of the whole place. There is a dining terrace to the rear and generous areas of gently sloping lawn to the front, offering inviting spaces to both relax and entertain. A private drive holds ample parking and there is a garage/workshop and separate logstore.

### SERVICES

Mains water, electricity, gas and drainage with gas fired central heating and some under floor heating.

### DISTANCES (All distances approximate)

Redruth Station (main line) 0.5 miles,  
Scorrier (A30) 2 miles, Truro 11 miles

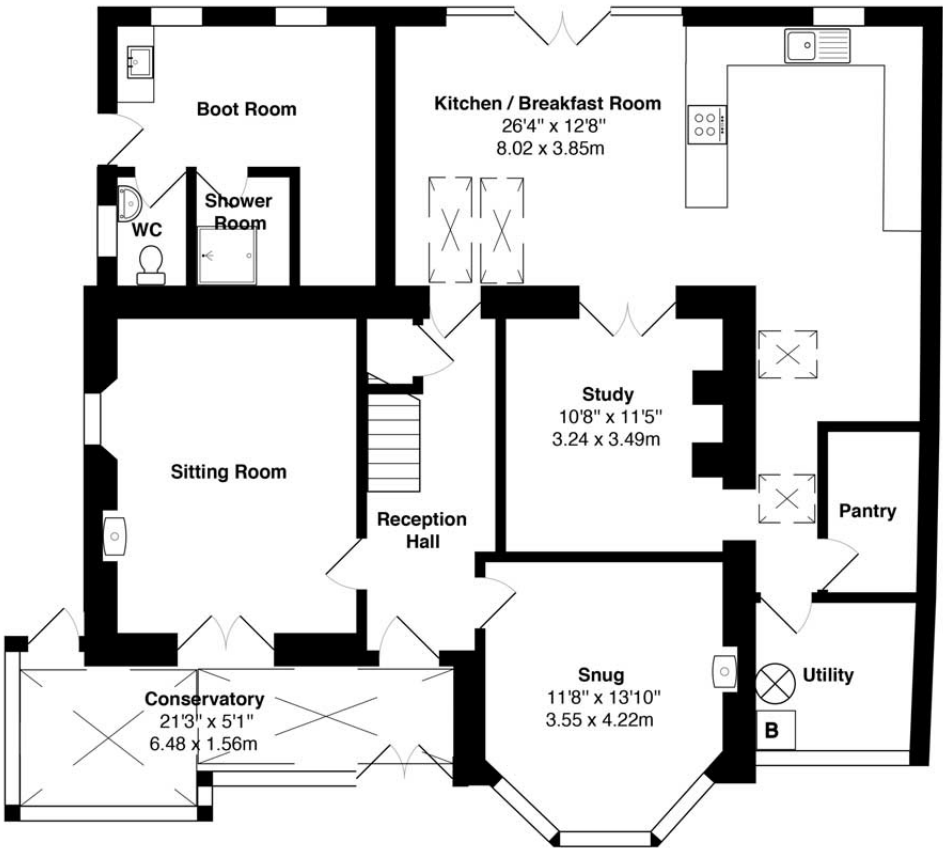
### WHAT3WORDS LOCATION

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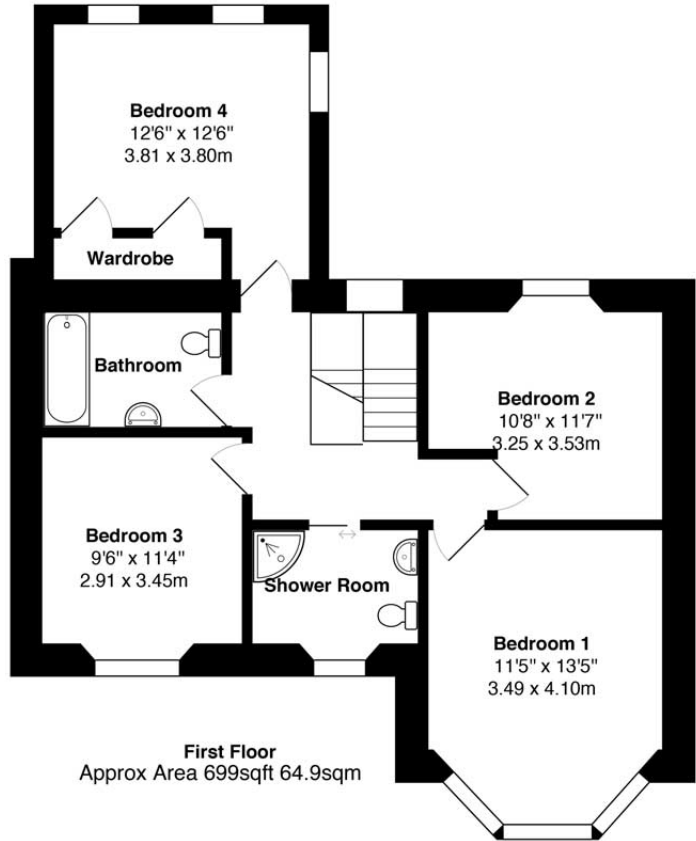
### COUNCIL TAX BAND

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Ground Floor  
Approx Area 1428sqft 132.7sqm



First Floor  
Approx Area 699sqft 64.9sqm



148 ALBANY ROAD REDRUTH TR15 2JB  
TOTAL APPROX. FLOOR AREA 2128 sqft (197.7sqm)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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