



1 Woodleigh

1 Woodleigh, Fore Street, Carharrack, Redruth, TR16 5QS



Truro 8 miles Redruth 3 miles Falmouth 9 miles

A beautifully presented, traditional granite 'turn key' cottage situated in the desirable village of Carharrack.

- Characterful Cottage
- Village Location
- Sitting Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Family Bathroom
- Parking
- Decked Garden
- Freehold
- Council Tax Band B

Guide Price £245,200



SITUATION

1 Woodleigh is nestled in the charming village of Carharrack, known for its welcoming community and convenient amenities.

The village provides everyday essentials such as a local pub, village shop, sports and social club, village hall, Chinese takeaway, and churches. For more extensive services, the town of Redruth is just three miles to the northwest, while the cathedral city of Truro, Cornwall's commercial and retail hub, lies eight miles to the northeast. Both Redruth and Truro offer train stations with direct access to London Paddington.

Nearby, scenic mining trails offer fantastic opportunities for walking and cycling, with routes extending to the coastal destinations of Portreath and Devoran.

THE PROPERTY

This charming end-of-terrace cottage, originally built for mine workers, features a striking granite facade beneath a slate roof. Presenting to a high standard, the property blends modern comfort with its traditional character.

Upon entering through the front door, you step directly into the cozy sitting room, which features a front-facing window and stairs leading to the first floor. A doorway opens into the spacious kitchen/breakfast room, equipped with a comprehensive range of cream shaker-style base and wall cabinets, a sink and drainer, an electric oven with a four-ring hob, and a stainless steel extractor fan. There is also space for a washing machine and dishwasher.

A large granite fireplace adds to the room's character, while French doors lead out to the rear garden.

Upstairs, the first floor offers two generously sized double bedrooms, one of which features a vaulted ceiling. Additionally, there is a modern family bathroom, completing the accommodation.

OUTSIDE

The property benefits from a tarmac off-street parking space at the front.

At the rear, the private garden has been thoughtfully designed with decking, creating a low-maintenance outdoor entertaining space that seamlessly extends from the kitchen, perfect for hosting or relaxing.

SERVICES

Mains water, electric and drainage, calor gas central heating.
Superfast Broadband available (Ofcom)
O2 Signal Likely, EE & Three signals limited (Ofcom)

VIEWINGS

Strictly by appointment by Stags (Truro Office) on 01872 264488.

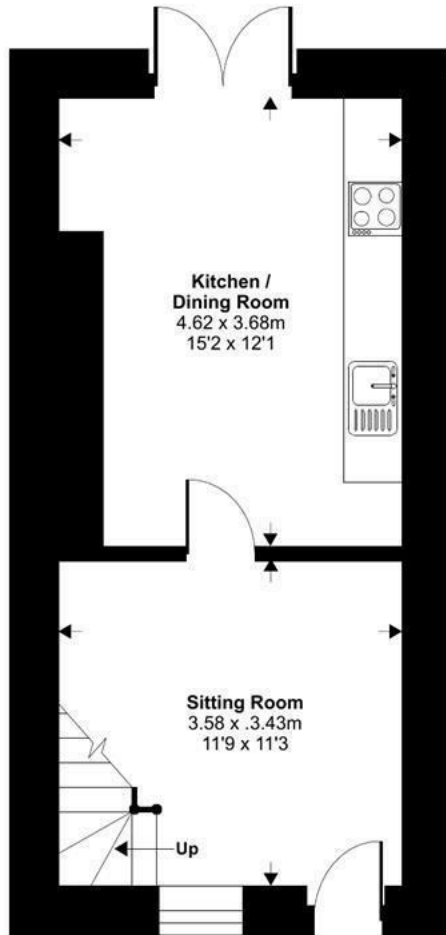
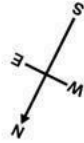
DIRECTIONS

Head into the village of Carharrack on North Street turning back on yourself to the left at the village stores into Fore Street. Pass the Seven Stars Public House and the property will be evident on the right hand side after approximately 30 metres on the end of the terrace.

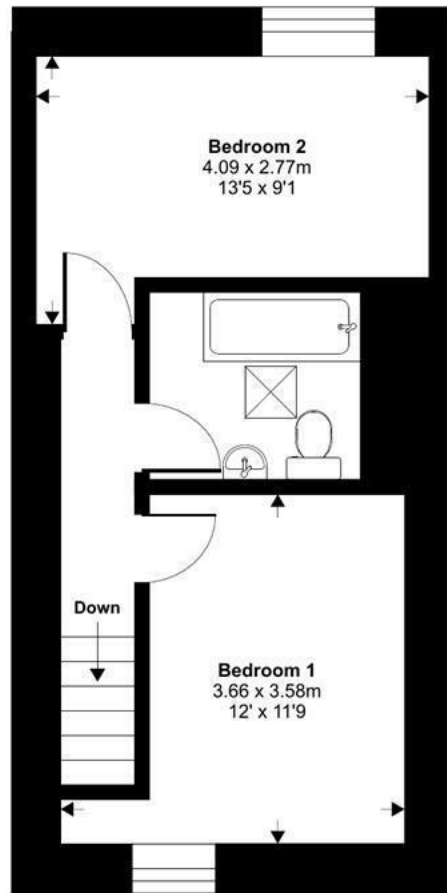


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Approximate Area = 625 sq ft / 58 sq m
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 871094

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92-100) A	100
(81-91) B	
(69-80) C	
(55-68) D	61
(49-54) E	
(41-48) F	
(35-40) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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