



HUNTERS[®]

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Park Bottom | Guide Price £360,000
Call us today on 01736 800919





Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to have been chosen as the sole selling agent, for this very special property. Let us tell you all about it! Situated in the popular semi-rural area of Park Bottom, it's just a five minute or so drive from Portreath beach, with the amenities and services of Pool being of a similar distance in the opposite direction – that's the perfect blend of scenic living and daily convenience. The property itself is a fabulous three-bedroom character cottage, which has been significantly extended and beautifully decorated. The end result is a bright, spacious, and versatile home, which effortlessly blends modern finishes with character features, charm, and warmth. And did we forget to mention it also benefits from off street parking for multiple vehicles and a superb rear garden? It's hard to imagine a cottage more perfect than this one, as such we anticipate this property being well received by the market.

THE PROPERTY

For those seeking a home filled with character and personality, this property could be the one you've been waiting for. As you approach the property along Illogan Downs, its striking first impression is undeniable. The wide stone frontage, complemented by expertly crafted granite lintels, quoins, and sills, exudes timeless charm. The spacious driveway offers ample parking for multiple vehicles, while the convenient shed provides the ideal space to store your surfboards or paddleboards after a day at the nearby beach. Now, let's step inside!

Upon entering, you're greeted by a charming entrance porch that leads into the first of two sitting rooms. This sitting room features beautiful beamed ceilings, an inviting window seat perfect for cozying up with a good book, and exposed stonework that adds to its character. The star of the room is undoubtedly the wood-burning stove, which promises to be the heart of the home during the festive months. The sitting room flows seamlessly into another reception room, equally delightful and bathed in natural light thanks to its triple-aspect windows — a feature we adore. At the rear of the property, you'll find a spacious kitchen/diner that's perfect for cooking, dining, and entertaining in style. The kitchen offers an abundance of storage with charming country farmhouse cabinets and ample prep space with generous wood countertops. Conveniently, there's also a well-appointed bathroom located at the rear of the property.

Heading upstairs, you'll find three generously sized bedrooms, offering the perfect retreat to unwind after a long

day. The primary bedroom benefits from countryside views and a stylish ensuite shower room, and with the additional family bathroom located on the ground floor, those morning queues to get ready should be a thing of the past.

THE OUTSIDE

The rear garden is truly a standout feature, offering a beautifully maintained lawn, complemented by mature trees and shrubs that provide a sense of tranquility. A raised pond adds charm, while multiple patio seating areas create the ideal setting for outdoor entertaining — perfect for hosting summer barbecues and enjoying the warmer months. To the front you will find convenient off street parking, and a handy shed.

THE LOCATION

Park Bottom is a charming semi-rural village in the heart of Cornwall, offering the perfect balance of peaceful living and convenient access to nearby amenities. Situated just 1.5 miles from Tehidy Golf Club and equidistant from the large shops, supermarkets, and dining options in Pool, the village provides a blend of countryside charm and modern convenience. Redruth train station is just 2.5 miles away, offering easy rail connections, while Newquay Airport, around 28 miles from the village, makes national and international travel a breeze. Plus, with the stunning north coast and Portreath beach just a short drive away, Park Bottom offers the best of Cornish living.

USEFUL INFORMATION

Local Authority - Cornwall Council
Council Tax Band - B

EPC Rating - Current 62D, Potential 78C (Valid until 11 May 2028)

Services - Mains gas, electricity, water supply and drainage
Agents Note - the owner/occupier of No.2 Elm Cottages has a pedestrian right of way over the lower path to access their garage

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. These particulars have been produced based on information provided by, and approved by, the sellers. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

HAVE A LOCAL PROPERTY TO SELL OR LET?

If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)





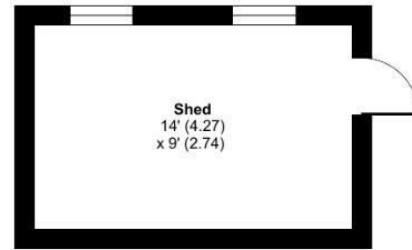
Elm Cottages, Park Bottom, TR15

Approximate Area = 1157 sq ft / 107.4 sq m

Outbuilding = 126 sq ft / 11.7 sq m

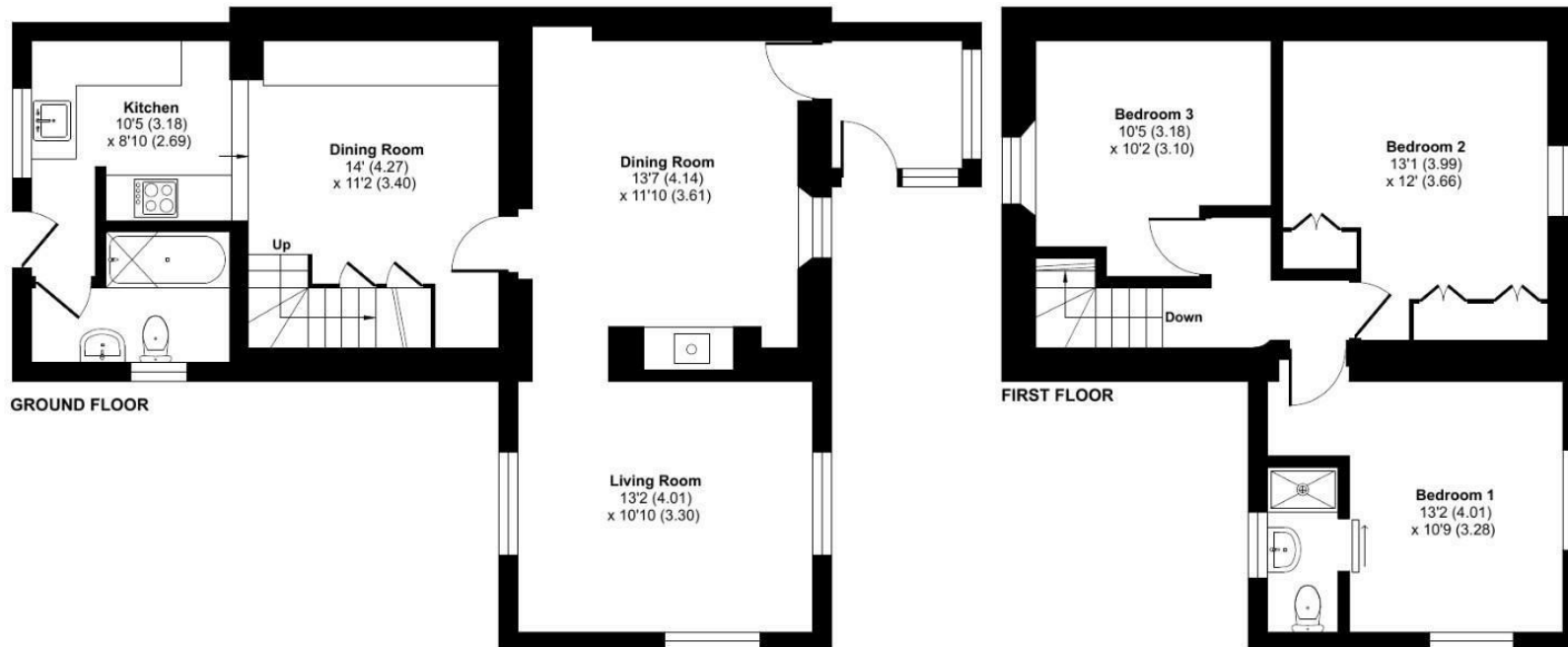
Total = 1283 sq ft / 119.1 sq m

For identification only - Not to scale



Shed
14' (4.27)
x 9' (2.74)

OUTBUILDING



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hendy Realty Ltd T/A Hunters. REF: 1188366

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