



Clinton Lodge

- Period detached bay fronted property
- Five ensuite bedrooms
- Edge of town centre location
- Gardens and garage
- Possible development STPP
- Energy rating D

11 Clinton Road, Redruth, TR15 2LL

Freehold: £350,000

Ref: 3270436



LOCATION

Clinton Lodge occupies a convenient and accessible location in a residential area on the outskirts of the town centre.

The town of Redruth offers a range of day-to-day amenities and is located adjacent to the main A30 trunk road through the county, providing easy access to numerous towns in the immediate area and Cornwall's only city, Truro, which is approximately 10 miles away.

Redruth also benefits from a railway station on the main Penzance to Paddington line, offering a direct route to central London.

DESCRIPTION

A period detached bay-fronted property situated in a residential area on the outskirts of Redruth. Until the winter of 2024, the property was used as a Learning Disability home, providing support to up to five people with learning and/or physical disabilities. It is now being offered to the market with vacant possession.

The property has been divided into five bedrooms, all with ensuite facilities and ceiling hoist tracks. It also benefits from a wheelchair lift that takes you to the first floor. The property could continue to be used within a care setting or alternatively be reverted back to a single main residence.

TENURE

We are inviting offers on a guide price of £350,000 for the freehold property with vacant possession.

REGULATORY

Clinton Lodge was previously registered with CQC, providing accommodation, personal care for people with learning or physical disabilities.

Registration would need to be reviewed upon change of ownership.

INTERNAL DETAILS

The property has been split into five bedrooms, with associated living accommodation conventionally arranged over ground and first floor levels. The internal accommodation is as follows:

Ground Floor – Hallway with staircase to first floor, bedroom with ensuite, lounge/diner with overhead tracking, rear hall lift, kitchen fitted with domestic units, office, laundry, staff WC.

First Floor – Half landing with lift access, full landing, four bedrooms with ensuite showers, further bedroom/office/quiet lounge, bathroom.

EXTERNAL DETAILS

At the front there is a small garden area which sets the property back from the road whilst to the rear there is an enclosed garden and pathways, there is wheelchair accessible access from the rear of the property from the side road.

There is access at the side around to the rear where there is an enclosed garden which is mainly lawned and rear pedestrian access – there is a rear vehicular access road, but the property does not have any off road parking. Also, at the rear there is a shed/former activities room and to the far end of the garden a detached garage and adjacent Orangery both of which require renovation.

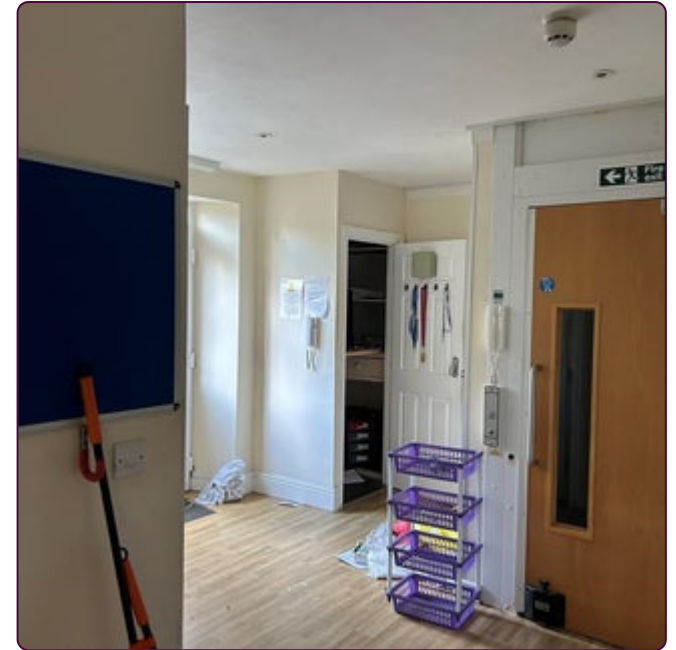
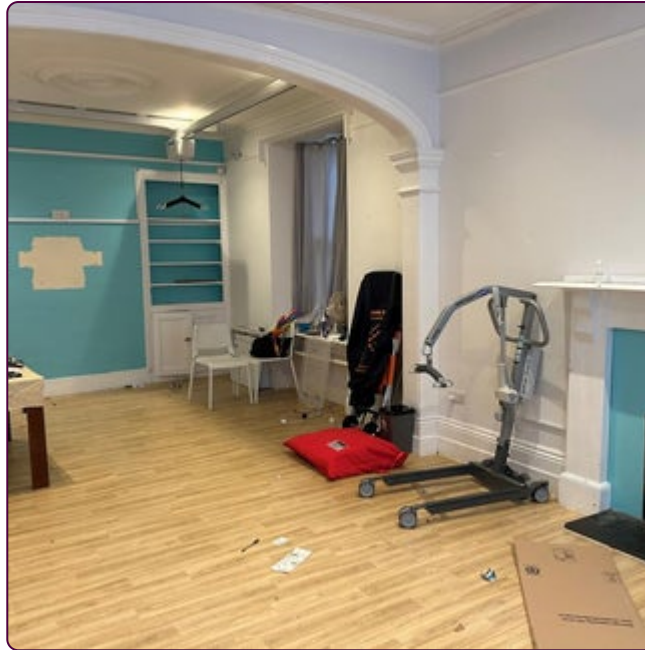
THE OPPORTUNITY

Clinton Lodge represents an excellent chance to acquire a period detached property in a convenient location.

Having previously been registered as a care setting, it could be once again be used as such, or alternatively could be converted back into residential accommodation, subject to any appropriate planning permissions being obtained.

The property is being offered for sale, with immediate vacant possession.





DEBT & INSURANCE ADVISORY

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CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



EVE-ANGELICA APPERLEY

Business Agent – Healthcare

T: +44 7546 698 682

E: eve-angelica.apperley@christie.com



SIMON HARVEY

Senior Director

T: +44 7764 241 310

E: simon.harvey@christie.com

