



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10192

Guide £650,000

Vereen,  
102 Alexandra Road, Illogan, Redruth, Cornwall, TR16 4EN

**FREEHOLD**



**Occupying a delightful semi-rural setting backing onto fields, on the fringes of the popular village of Illogan near Cornwall's north coast; a fabulous highly individual detached family home with incredible, well stocked level gardens of around a 1/3 of an acre with plentiful parking, in and out driveway and large drive through carport. A spacious 4 double bedroomed accommodation offering huge scope for modernisation and improvement.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall, sun lounge, double bedroom, cloakroom/wc, kitchen, office, dining room, living room.

**First Floor** Principal bedroom, 2 further double bedrooms, family bath/shower room.

**Outside** Crunchy gravel in and out driveway with parking for numerous vehicles and a large attached drive through carport. To the front, mature and well planted borders and hedging provide a high degree of privacy. To the side and rear, an enclosed wraparound garden with large sit out terrace and pond, well stocked borders, wraparound lawn with vegetable patch to one side.

### **DESCRIPTION**

Vereen is situated back from Alexandra Road behind mature and well stocked front gardens and can be accessed via the crunchy gravelled in and out driveway with masses of parking and drive through carport. From the carport double doors provide access to a large storage room.



The accommodation is immaculately presented but would benefit from modernisation and comprises on the ground floor a welcoming entrance hall opening to a light sun lounge with almost floor to ceiling glazing on the west elevation and sliding door opening onto the south west facing sit out terrace. Accessed from the sun lounge is a large double bedroom, cloakroom/wc, kitchen and dining room. Beyond the kitchen is a useful utility area with door out to the rear garden and beyond the utility area a study with built-in shelving. To complete the accommodation on the ground floor and accessed via double bifolding door from the large dining room, is the light dual aspect living room with doors out to the rear garden and almost floor to ceiling glazing on the south elevation.

On the first floor, accessed off a split landing, is the principal bedroom with elevated views to the countryside to the rear with further windows on the southern elevation. Also on this floor are two double bedrooms both with built-in wardrobes, the well appointed family/bath shower room and an airing cupboard.

Well stocked mature trees and hedging to the front allowing for a high degree of privacy plus an area of lawn with well planted beds and borders. The main garden wraps around the property and comprises a large south west facing sit out terrace with central pond with an area of lawn beyond. This area of garden is walled with a plethora of specimen trees and well planted borders. Also in the rear garden is a former vegetable garden with greenhouse and old timber shed and a gate from which one can access the nearby footpath.

**It cannot be overemphasised the unique opportunity on offer, occupying a delightful semi-rural setting backing onto fields on the fringes of the popular village of Illogan near Cornwall's north coast, therefore a viewing is wholeheartedly recommended by the vendor's sole agent.**



## **LOCATION**

Vereen is situated on one of the area's most sought after roads (Alexandra Road) and is set just outside the village directly abutting the surrounding rolling countryside. The property is situated just 2km from Portreath beach and ideally situated close to Tehidy Golf Course and many lovely walks in both Tehidy Park Country Estate and also along the stunning nearby north Cornish coast. It is a location which is readily accessible to Truro and west Cornwall alike, a location where properties rarely appear on the market. Certainly, it is most unusual to encounter such a beautifully proportioned house with such a glorious garden and setting.



There are magnificent beaches nearby at Gwithian to the west and Perranporth to the east, both of which are within an easy drive. The rivers and creeks of the south coast of Cornwall are also within easy reach providing access to pleasure and sailing craft facilities on the Helford and Fal rivers.

St Ives, Newquay, Penzance and Falmouth are all within a circa 20 minutes' drive from the property and there is easy access out onto the A30 which remains dual carriageway all the way northwards to Exeter where it joins the national motorway network.

There are mainline stations at Redruth and Camborne both of which are on the Penzance to London Paddington line, with an approximate travel time of 4½ hours. To the north east lies Cornwall Airport Newquay providing daily shuttle flights to a growing range of national and international destinations.

### **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

From the driveway the front door opens into:-

#### **ENTRANCE HALL**

With high monopitched ceiling and a door with glazing to either side opens through to the:-

**SUN LOUNGE – 24'8" x 8'6"** With almost floor to ceiling glazing to one side and a large double glazed sliding door opening to the rear garden and sit out terrace, with further doors into the double bedroom, cloakroom/wc, dining room and:-

**KITCHEN – 13'2" x 12'2"** With window overlooking the side garden, wooden base units set under tiled worktops and overmounted two bowl drainer sink with hot and cold mixer tap. Matching wall units. From the kitchen a service hatch opens through to the

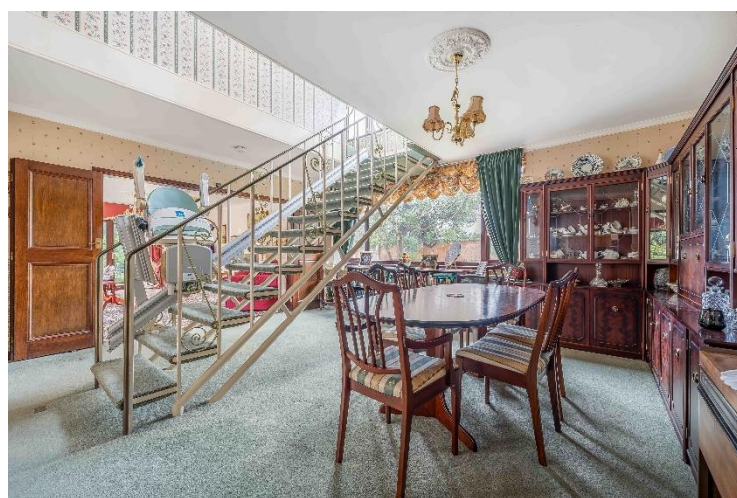




dining room and beyond the kitchen is a useful utility area 10'8" x 4'8" with door to side garden and further opening to:-

**OFFICE – 10'8" x 8'10"** With window to the side elevation, built-in shelving.

**DINING ROOM – 17'8" x 16'** With large double glazed windows overlooking the rear garden and a central open tread staircase leading to the first floor where a large window allows plenty of light through to the dining room. From the dining room, bifolding doors open through to:-



**LIVING ROOM – 20'10" x 16'** A large bright, dual aspect room with double glazed windows overlooking the sit out terrace and further window and door to the side opening to the rear garden. Centralised fireplace with tiled hearth and marble surround.



**DOUBLE BEDROOM – 13'2" x 10'2"** With window to the side elevation.

**CLOAK ROOM / WC** Cloakroom with coat hanging space and a further door through to the:-

**WC** Obscure glazed window to the rear elevation. Low flush wc, wash hand basin mounted on pedestal with hot and cold mixer taps.



## FIRST FLOOR

Staircase rising from the dining room leads to a split landing with large double glazed windows overlooking the rear garden and the rolling countryside beyond. Doors to the airing cupboard and:-

**PRINCIPAL BEDROOM – 16'4" max x 14'8" max** A large, light filled, dual aspect room with large double glazed windows overlooking the sit out terrace and the front garden. Further window to the rear elevation with beautiful rolling countryside views. Built-in wardrobes with further storage above allow for plentiful storage.



**BEDROOM 2 – 16'6" max x 10'10"** A large dual aspect room with double glazed windows to both front and rear gardens. Built-in wardrobes.



**BEDROOM 3 – 13' max x 9'8"** With double glazed window overlooking the sit out terrace and front garden. Built-in wardrobes.

**FAMILY BATH / SHOWER ROOM** With high level double glazed windows to the front elevation. Low flush wc, wash hand basin mounted on vanity unit with storage and worktop space. Further wall mounted storage. Bidet, large corner bath with telephone style handheld attachments. Corner shower cubicle with glazed enclosure.



## OUTSIDE

To the front is a crunchy gravelled in and out driveway with parking for numerous vehicles along with the added benefit of an attached drive



through carport – 22'10" x 17'4". From the carport double doors provides access to a large **STORAGE ROOM**. Mature trees to the front allow for a high degree of privacy with a level lawn and extremely well planted beds and borders.

Off the crunchy gravelled driveway, a pair of gates lead to the rear garden. The rear garden is enclosed and has a large south west facing sit out terrace with central pond. Beyond the terrace an area of lawn wraps around the rear of the property with profusely stocked, mature beds, the continuation of the walled gardens wrapping around the rear of the property to former vegetable beds.





## **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR16 4EN.

**SERVICES** Mains water and electricity. Mains as central heating. Private drainage.

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

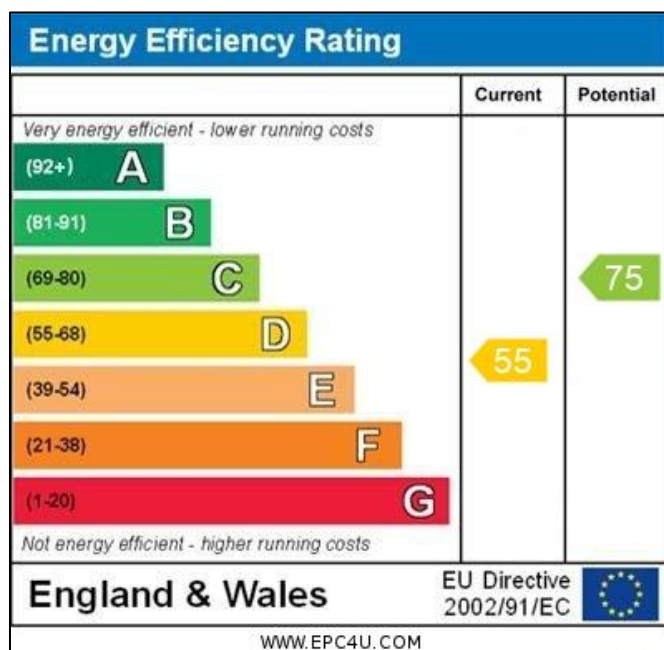
**DIRECTIONS** From the centre of Illogan head west on Alexandra Road where after approximately  $\frac{3}{4}$  of a mile Vereen can be found on the right hand side with two accesses to the driveway.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

## **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





**Not to scale – for identification purposes only.**

## Vereen, Alexandra Road, Illogan, Redruth

Approximate Area = 2287 sq ft / 212.4 sq m (excludes carport)

For identification only - Not to scale

