



Boundary Cottage



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Busveal, Redruth, Cornwall, TR16 5HH

North Coast 6 Miles, South Coast 6 Miles

A charming, traditional granite cottage with gardens and parking nestled on the boundary of Gwennap Pit.

- 2/3 Bedrooms
- Garage
- Workshop
- Gardens
- Council Tax Band C
- Conservatory
- Parking
- Two Bathrooms
- Freehold

Guide Price £425,000

SITUATION

Boundary Cottage is situated in the small hamlet of Busveal, mid way between the towns of Carharrack and Redruth and a short distance from the popular village of St. Day. With easy access to an extensive network of scenic footpaths and trails, this delightful cottage is situated in a World Heritage Site in an area that in the 18th and 19th Centuries, thanks to tin and copper mining, was regarded as one of the richest districts in the old world.

Around 7 miles from both coasts and readily accessible to Truro, Falmouth and the A30, this central position remains sought after to this day. The north coast has great sandy surfing beaches (the nearest is Porthtown) whilst the south has the sailing waters of the Carrick Roads at Falmouth or Mylor Yacht Harbour.

Nearby villages all provide a range of local facilities whilst the Cathedral City of Truro is a vibrant shopping centre with many national retailers represented. There are mainline railway stations at both Redruth and Truro connecting with London Paddington.



THE PROPERTY

A superb traditional granite cottage nestled discreetly on the boundary of Gwennap Pit, an open-air amphitheatre that is free to the public and said to have been in use from the 1700's, still holding events to this day.

Boundary Cottage offers spacious and flexible accommodation set over two floors. The property is entered through a large conservatory into to which you enter a well appointed shaker style country kitchen dining room with traditional recessed windows, tiled flooring exposed wooden beams. The sitting room offers an impressive inglenook, wooden flooring and views to the front.

To the rear of the propriety, and with its own access is a light study with bathroom which could be repurposed as an additional bedroom independent from the main house.

Stairs at the rear of the property rise to two double bedrooms, and a family bathroom.

OUTSIDE

The front gate leads up a central garden path with well established trees and shrubs on either side, offering a high degree of privacy from the road.

A long drive way sweeps around Gwennap Pit and opens out onto the yard of Boundary Cottage, with parking for two vehicles and access to the garage.

To the front of Boundary Cottage is a small private courtyard between the property and the garage, with access to the side of the property.

SERVICES

Mains electricity and water. Private Drainage (type unknown). Oil Fired Rayburn. EE, O2 and Vodaphone service available (Ofcom). Ultrafast Broadband Available (Ofcom)

VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488.

DIRECTION

Follow the signage for Gwennap Pit. Upon arrival park at front entrance to Gwennap Pit, and a representative will meet you there.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



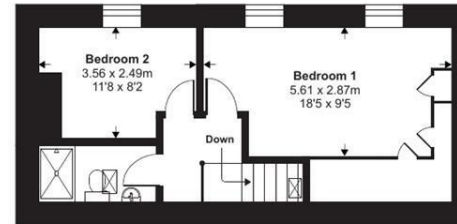
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

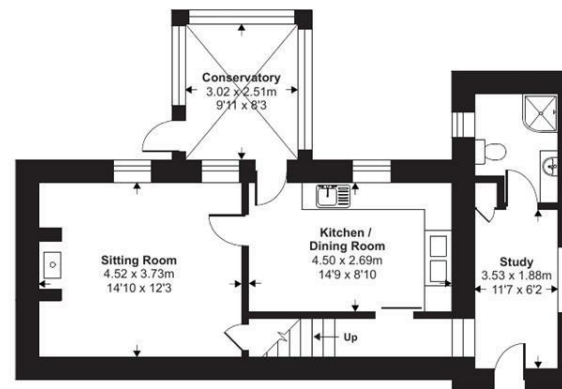
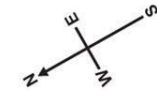
truro@stags.co.uk

01872 264488

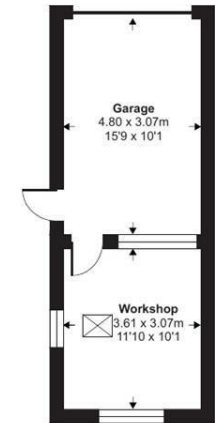
Approximate Area = 1017 sq ft / 94.4 sq m
 Garage = 291 sq ft / 27 sq m
 Total = 1308 sq ft / 121.5 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1102207