



Woodlands



# Woodlands Cot Road

Illogan, Redruth, Cornwall, TR16 4PS

North Coast 1 Mile, Falmouth 11 Miles, Truro 13 Miles

This detached dormer-style bungalow sits in an excellent plot directly opposite the entrance to Tehidy Park Golf Club.

- No Onward Chain
- Flexible Accommodation
- Close Proximity to Golf Course
- Double Glazing Throughout
- Freehold
- 3/4 Double Bedrooms
- Annexe Potential
- Private Mature Garden
- Parking
- Council Tax Band F

Guide Price £625,000

## SITUATION

“Woodlands” is located roughly 100 metres from the 7th tee of the golf course and a similar distance from the entrance to the “pine walk” of the beautiful Tehidy Woods. Tehidy Woods is a 250 acre country park and the largest area of woodland in West Cornwall, where you will find a variety of different trails, lakes, and rivers as well as access to the North Cliffs.

Just over a mile away is the stunning coastal village of Portreath. There you will find a beautiful beach, as well as an array of local amenities including pubs, restaurants, a local store, and bakery.

Located about 2 miles from the A30, providing easy access to the City of Truro as well as the rest of West Cornwall. In the nearby towns of Redruth and Camborne you will find a selection of supermarkets, a range of further amenities and mainline train stations.



## THE PROPERTY

The property is currently configured as a 4 bedroom plus one reception room, and conservatory, but has in the past been used as a 3 bedroom plus 2 reception rooms and also as a 3 bedroom plus separate annexe.

The potential is there for the 4th bedroom/lounge, utility room, en suite, and conservatory to be used as a separate annexe for holiday letting, guests, or relatives etc.

Other than the location, the most striking feature about this property is it's beautiful garden that benefits from a large flat lawn, private "sun trap" seating area, golf net plus mature planting and trees.

There is also a driveway and large parking area, allowing for 8+ cars to be parked without issue.

Chain free and available for accompanied viewing immediately.

## SERVICES

Mains Gas and Electric

Private Drainage

Broadband speed up to 80 Mbps Download speed, Mobile coverage indoors – O2, EE, Three, Vodafone 'Limited' Mobile coverage outdoors – EE, Three, Vodafone and O2 'Limited' (Ofcom).

## VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

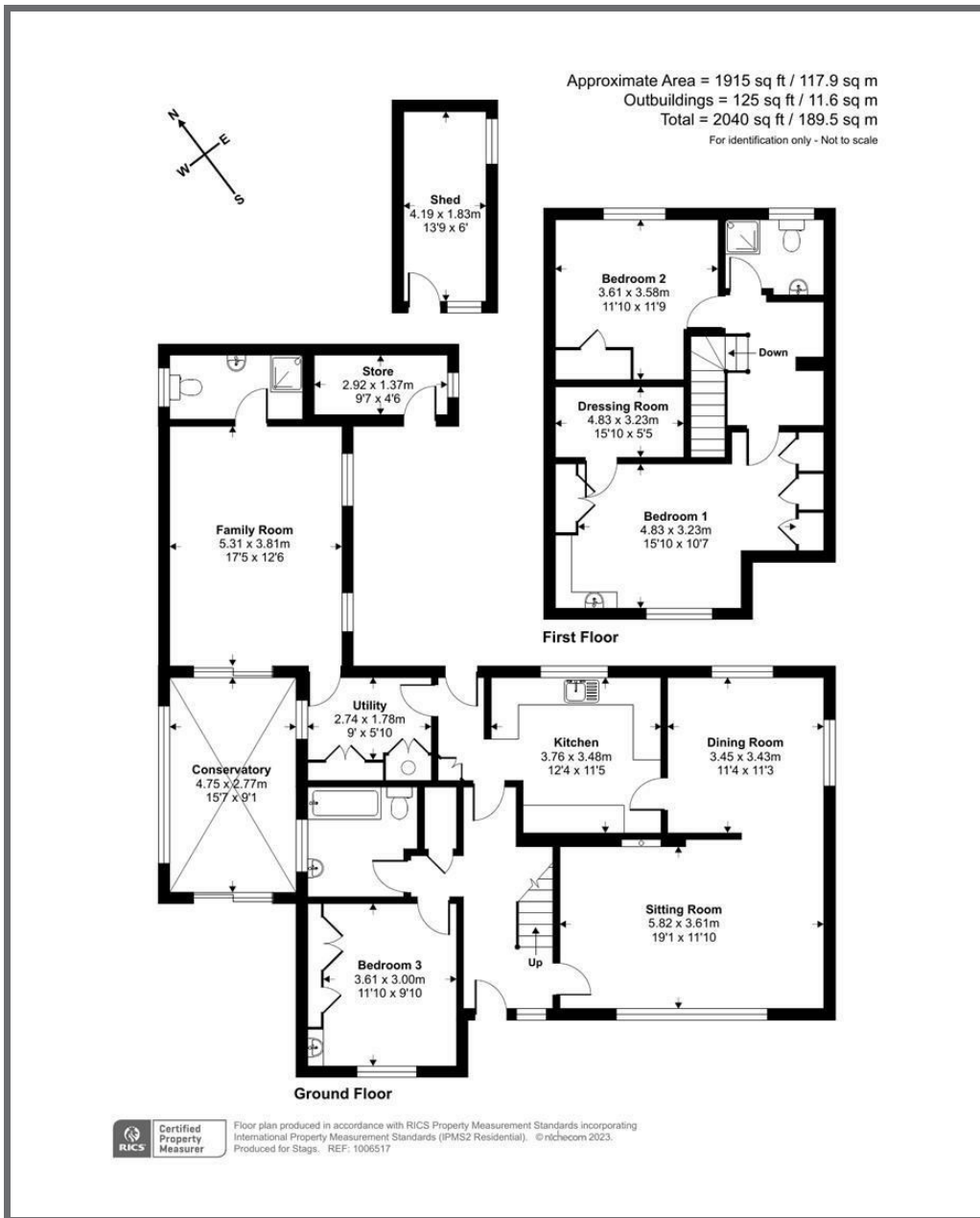
## DIRECTION

From the A30 at Tolvadon, head north following the signs for Tehidy Golf Club / Country Park.

Once you reach the Golf Club, Woodlands will be evident on your right-hand sign.



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		
(1-20)	G		
Not energy efficient - higher running costs			
		43	74

England & Wales EU Directive 2002/91/EC

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