



Penhallow



Penhallow Pink Moors

St. Day, Redruth, TR16 5NL

Redruth - 2 miles, Truro - 11 miles, Portreath - 6 miles

A beautiful, well-presented, and traditional detached granite Cornish cottage with picturesque gardens to the front and rear in the desirable Pink Moors

- 3 Bedrooms
- Character Cottage
- 3 Garages
- Village Location
- Council Tax band C
- Gardens
- Detached
- Parking
- Freehold

Guide Price £525,000

SITUATION

Penhallow is situated in the heart of Cornwall in the desirable Pink Moors, a small hamlet lying on the edge of the larger village of St Day which offers local amenities, including general stores, post office and pharmacy. Within a short distance there are several parks, walking paths and easy access to the beaches on the North and South Cornwall coasts.

Nearby public house and local sporting ground. These facilities are supplemented further by the town of Redruth about 2 miles to the west which has a main line railway station connecting into London Paddington. With the cathedral city of Truro about 8 miles to the east, Penhallow is well positioned to access surrounding facilities and amenities in the area including the surfing beaches of the north coast, local cycling trails and the sailing waters of the south coast.

Truro provides a comprehensive range of shopping facilities, a variety of entertainment, banking, schooling and professional services, as well as leisure and recreational facilities.



THE PROPERTY

A handsome light and spacious granite cottage boasting a wealth of charm and character throughout, with a seamless blend of modern and traditional living.

The accommodation in brief: Entrance into a full-width sitting room with exposed beams and granite fireplace, kitchen with vaulted ceiling, dining room with access to the rear garden. Level access to the downstairs double bedroom completes the ground-floor accommodation.

Stairs rise to half landing off which a WC and family bathroom are located. A further two large double bedrooms with views overlooking the front garden and fields beyond complete the first floor.

A detached outbuilding is accessed from the rear yard, which is currently used as a utility but could be repurposed as a home office or workshop space.

OUTSIDE

To the front of Penhallow is manicured lawn, bordered with an array of shrubs and plants with a central gravelled path leading from the gate to the front door.

A sheltered lawned garden is located to the rear, enjoying mature shrubs and trees that offer a high degree of privacy.

Parking for several vehicles is available at the rear with three garages ideal for multiple vehicles or additional workshop space.

SERVICES

Mains electricity, and water.

Private Drainage - Septic Tank

LPG Central heating.

Ultrafast Broadband available (Ofcom)

O2 & Vodaphone signal Likely (Ofcom)

VIEWINGS

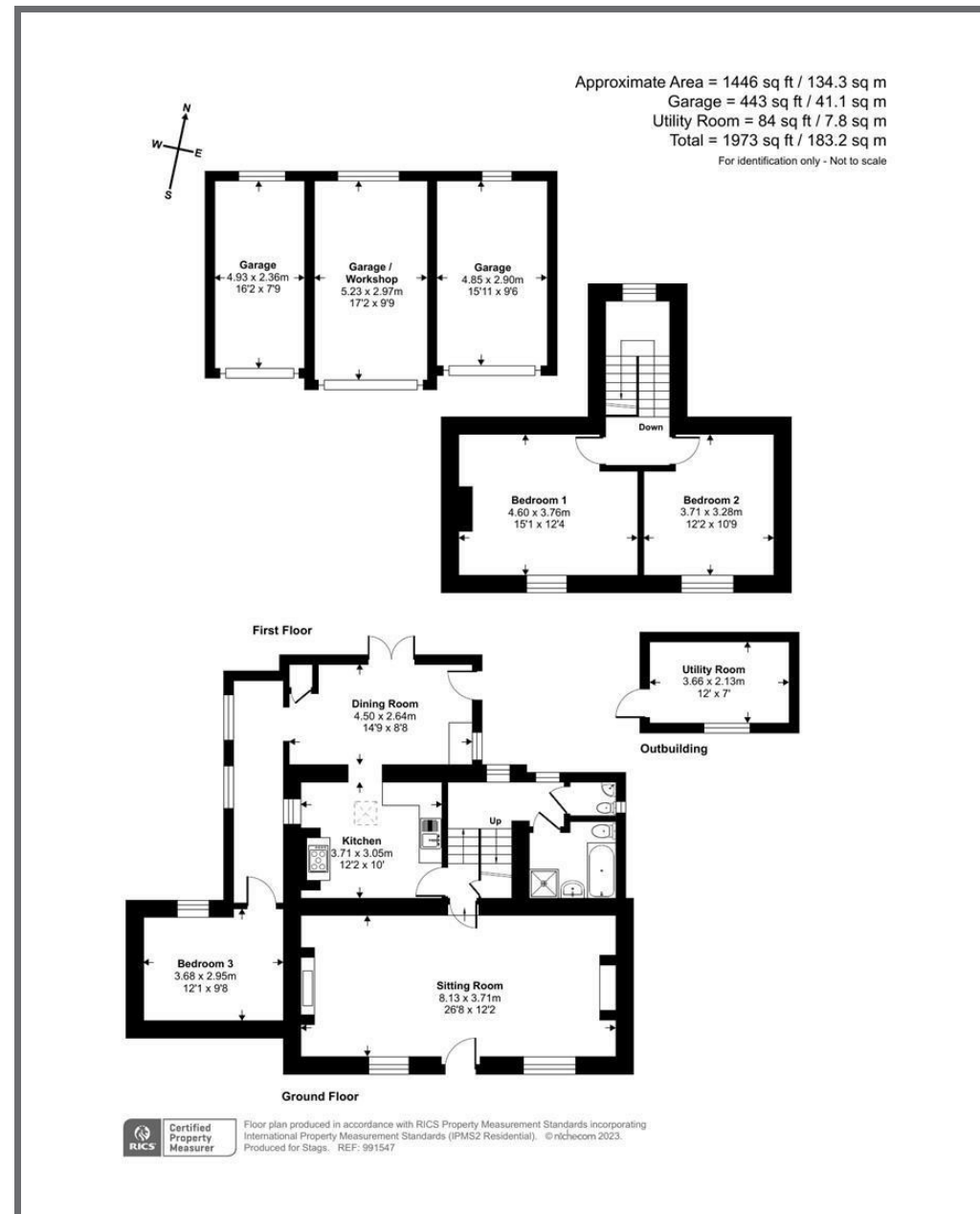
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Head to the village of St Day passing the post office on the left-hand side in the centre of the village. Continue through the village towards Vogue. Pass the St Day Football Ground on your left-hand side and the property will be evident on the right.



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		62
(39-54)	E	28	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	