



Orchard Leigh



Orchard Leigh

Bridge, Redruth, TR16 4QE

Truro 22 miles Portreath Beach. 1.5 miles Hayle 12 miles

A charming five bed roomed traditional river front cottage in the highly sought after hamlet of Bridge near Portreath.

- 5 Bedrooms
- Traditional Cottage
- Riverside
- Garage
- Freehold
- Master En-suite
- Private Gardens
- Ample Parking
- EPC Rated B
- Council Tax Band E

Guide Price £475,000

SITUATION

Orchard Leigh sits in the heart of the pretty hamlet of Bridge. Its wonderful location is on the cycle path that stretches from Feock on the south coast to Portreath the beautiful seaside town on the North coast.

Portreath and has a quaint harbour, sandy beach and shops, pubs, schools and cafes close by. There are coastal walks with beautiful scenery and the village is within striking distance of Redruth, Illogan, Porthtowan, St Agnes and the A30 which provides further access throughout the county. Redruth is approximately four miles away and provides amenities to include shops, supermarkets and cinema and is also home to the famous rugby club. There is also a main line rail station which provides services to London Paddington. The city of Truro is twelve miles away and provides a more comprehensive range of retail, banking and schooling facilities along with its Cathedral. Within easy access are several popular beaches on the North Cornish Coast.



THE PROPERTY

Orchard Leigh is a delightful light and spacious 4/5 bedroom cottage offering a wealth of charm with a host of traditional features expected with a desirable Cornish cottage, including exposed beams, recessed window seats and beautiful large open fire housing a large wood burner.

The accommodation offers a large amount of flexibility with its layout, currently being set as five bedrooms, with two ground floor bedrooms one of which is a spacious en-suite.

The accommodation in brief: Entrance porch, sitting room/dining room, sitting room, kitchen, conservatory, master ensuite, bedroom and WC complete the ground floor accommodation, The first floor offers three large double bedrooms and a family bathroom.

OUTSIDE

The front garden is enclosed by a Cornish stone wall and hedging and well-established trees and shrubs offering a high degree of privacy. The main lawn area features several areas for either entertaining or relaxation, an additional lawn area, a rockery, and a variety of trees, shrubs, plants, flowers, and a palm tree. The garden also includes a greenhouse, raised planters, and an outside light. The slate-style patio extends to a footpath that runs along the front of the property and continues to the riverbank and opens into the rear garden.

The rear garden features a large decked area alongside the river, again bordered by trees and shrubs with several areas for private relaxation.

To the front of the property is a large area of utility land, currently used for off road parking several vehicles includes a single garage.

SERVICES

Mains water, electric and drainage.
Ultrafast Broadband Available (Ofcom)
EE, Three - signal None, O2 and Vodafone signal - Limited (Ofcom)

Central heating system install in 2024

Solar panels installed n 2024

Both the central heating & Solar plan system have a 2 year warranty in place at time of installation.

VIEWINGS

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

DIRECTIONS

Continue west on the A30 coming off the roundabout at Redruth. Follow the signs for Portreath. On entering the hamlet of Bridge stay on this road passing the turning on the left hand side to The Bridge Inn. After approximately 20 yards indicate left, and immediately after, park on the driveway next to the Green Garage Door. A gateway allows access onto the private driveway to the property.

ADDITIONAL LAND

To the front of the property is a large area of utility land, currently used for off road parking several vehicles includes a single garage.

Beyond the garage is a piece of land offering flexibility to the property's outside space, and room to accommodate a home office, workshop or separate detached utility buildings subject to relevant consents.

This parcel of land may be available by way of separate negotiation. Please contact us for more information.



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.



Approximate Area = 1681 sq ft / 156.1 sq m
For identification only - Not to scale

Ground Floor

- Sitting Room: 4.22 x 4.19m (13'10" x 13'9")
- Sitting / Dining Room: 7.32 x 3.63m (24' x 11'11")
- Bedroom 5: 3.12 x 2.92m (10'3" x 9'7")
- Bedroom 1: 5.74 x 3.28m (18'10" x 10'9")
- Kitchen: 2.69 x 2.67m (8'10" x 8'9")
- Conservatory: 3.05 x 1.68 (10' x 5'6")

First Floor

- Bedroom 4: 3.89 x 2.62m (12'9" x 8'7")
- Bedroom 2: 3.56 x 2.92m (11'8" x 9'7")
- Bedroom 3: 3.30 x 2.54m (10'10" x 9'4")

Compass rose: N, S, E, W

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1158215



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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