



Cathedral Bungalow



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Busveal, Redruth, TR16 5HH

North Coast 7 Miles, South Coast 7 Miles

A charming, 4 bedroom bungalow nestled within its own woodlands with private gardens and outbuildings offering a high degree of flexibility.

- No Onward Chain
- 4 Bedrooms
- Situated in a World Heritage Site
- Large Barn
- Freehold
- Modernisation Opportunity
- Master En-Suite
- Woodland Gardens
- Workshop / Garage
- Council Tax Band D

Guide Price £575,000

SITUATION

Cathedral Bungalow 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 Porthtowan) 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

Cathedral Bungalow is available for the first time in 35 years and offers a good opportunity for modernisation. The property offers generous and well-appointed accommodation, divided into two distinct sections accessible from a central hallway that connects to both the front and rear gardens.



The first part of the property features a spacious dual-aspect living room, adorned with ornate wooden and stained glass doors that lead to a large kitchen/dining room. All rooms enjoy views extending over the property's gardens and into the nearby woodlands.

The second section of the bungalow, also accessible from the central hallway, includes four double bedrooms one of which has an en-suite bathroom. The family bathroom serves the remaining bedrooms. One of the bedrooms benefits from sliding patio doors that open directly onto the front garden.

GARAGE WORKSHOP

Detached from the main house, there is a substantial block and timber workshop with an open-fronted garage that provides sheltered parking for two vehicles.

Adjacent to this is a spacious workshop with power and water connections, which could be repurposed as an office or studio, offering exceptional flexibility for various uses.

The first floor of this workshop has been fitted out to provide additional accommodation, extending the functionality of the main house.

OUTSIDE

Set in over an acre of gardens and woodland, Cathedral Bungalow offers a high degree of privacy with expansive lawns and former vegetable plots.

The grounds also include a former cottage, which now consists of only a few low walls. This structure presents potential, subject to obtaining the necessary planning permissions and consents.

BARN

At the rear of the property's gardens is a substantial barn, formerly used as a tractor shed. This space provides extensive storage, with a mezzanine area that is ideal for use as a large workshop or for vehicle storage.

SERVICES

Mains water, and electricity. Private drainage.

Broadband: Standard & Superfast available (Ofcom). Mobile coverage: inside O2 & Vodaphone limited (Ofcom). Outside O2, Three, Vodaphone and EE likely (Ofcom).

AGENCY NOTE

The driveway includes a right of way for access to two neighbouring properties.

VIEWINGS

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

DIRECTIONS

Proceed to Gwennap Pit on your right hand side and continue a short distance where the entrance to Cathedral Cottage will be evident on your right hand side.



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 Gross Internal Area = 168.1 sq m / 1809 sq ft

Living Room
7.45 x 4.05
24'5 x 13'3

Kitchen
7.45 x 3.80
24'5 x 12'6

Hall

Utility

Main Bedroom
4.12 x 4.05
13'6 x 13'3

Bedroom
4.05 x 3.37
13'3 x 11'1

Bedroom
4.05 x 3.85
13'3 x 12'8

Bedroom
3.20 x 2.60
10'6 x 8'6

Bath

IN

Up

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1113663)



| 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 | 48 | 65 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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