



3 Clinton Road,



**STAGS**



# 3 Clinton Road,

Redruth, Cornwall TR15 2LL

Truro - 11 miles North Coast - 5 miles Falmouth - 10 miles

A superior and substantial five bedroom Victorian residence with landscaped gardens, three reception rooms, high specification kitchen, conservatory/ garden room and double garage plus parking,

- Imposing Detached Residence
- Five Bedrooms
- Impressive Reception Rooms
- Garage & Ample Parking
- Prestigious Location
- Landscaped Rear Garden
- Character Features
- Two Staircases
- Freehold
- Council Tax Band E

Guide Price £695,000

## DESCRIPTION

Present to the market is this classic Victorian residence which is most handsome and traditional in design. The imposing property of over 3,000 sq ft of living space holds an imposing, elevated position commanding presence and is located on arguably Redruth's most highly regarded tree-lined road and within just a short walk of Redruth's town centre.

Entering the property you are greeted by many fine character features including a striking mosaic tiled hallway with the original banisters and balustraded staircase rising to the first floor. The property has been sympathetically and sensitively maintained to capture much of its former glory and in true spirit of the period, retains many of the original features such as ornate ceiling mouldings, ceiling roses, internal wooden doors and feature fireplaces.

The Ground floor accommodation is truly spacious with a feeling of grandeur with its oversized dimensions. The accommodation comprises; principle sitting room with dual aspect windows overlooking the front garden, adjacent dining room of equally large dimensions with a feature fireplace also overlooking the front garden, separate sitting room which communicates into the conservatory/ garden room and in turn onto the rear garden, an impressive 27ft modern and sleek kitchen/ breakfast room finished in black high gloss with granite work surfaces over, utility room off, main family sized bathroom and an inner hallway. From the kitchen there is an additional 'servants staircase' providing secondary access to the split level landing.

On the first floor from the aforementioned split level landing there are five bedrooms, the shower room with w.c and a separate w.c for convenience.





## LOCATION

Redruth is ideally located in West Cornwall for easy commuter access onto the A30. Redruth enjoys an often bustling town centre offering a wonderful mix of local and national shopping outlets. There are primary and secondary schools nearby with tertiary level of education available in nearby locations. Within walking distance of the property is Kresen Kernow, the archive of Cornish history.

Redruth has a mainline railway station connecting to London Paddington and further afield to the north of England with local branch lines to north coast destinations such as Portreath and Newquay, with its sandy beaches.

The south coast can be found around eleven miles at Falmouth which is also the university town for Cornwall whilst Truro, the administrative and main shopping centre for the county is also within a reasonable commute.

## OUTSIDE

The front is laid mainly to lawns with two brick paved pathways, one sweeps its way via granite steps to the front entrance of the property and the other provides side access to the rear garden. To the rear, the gardens are impressive to say the least and have been beautifully landscaped offering space and versatility with a number of different seating areas to relax. It is set over three principle levels with slate steps connecting and painted retaining walls dividing, this gives the garden a contemporary and stylish feel making for a wonderful space for alfresco dining and enjoyment. From the immediate rear of the house is a beautiful patio laid to slate with room enough for family garden dining, as you continue up the garden there are lawned sections and a mixture of natural flower and shrub borders and landscaped beds housing attractive flowers and shrub planting.

## GARAGE, PARKING & OUTBUILDINGS

At the top end of the garden is access to the double garage with an adjoining carport with a high level roof making it ideal for hardstanding parking for a campervan, high sided vehicle of suchlike. In addition there is a generous block build storeroom and a large timber workshop with power and lighting. Altogether private parking is available for around five vehicles.

## VIEWINGS

Strictly by prior appointment via Stags Truro office.

## SERVICES

Mains electricity, water, drainage and gas are connected. Broadband: Basic up to 19 Mbps and Ultrafast up to 1800 Mbps (Ofcom). Mobile phone: EE, Vodafone and Three likely. O2 good (Ofcom). Satellite & Fibre: BT & Sky likely. Council Tax Band - E (£3,007 pa). Flood Risk - Very Low. Listed Building - No. Conservation Area - Yes.

## DIRECTIONS

Proceeding in a westerly direction along the A30 exit at the Avers Junction, at the roundabout take the fourth exit then at the next roundabout take the second exit again onto Close Hill. Continue onto North Street and again onto Green Lane, at the bottom turn left onto Fore Street and then left onto Station Road passing the railway station and continuing onto Bond Street where Clinton Road is straight ahead. Number 3 can be located a short distance along on the left hand side just after the church.





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.

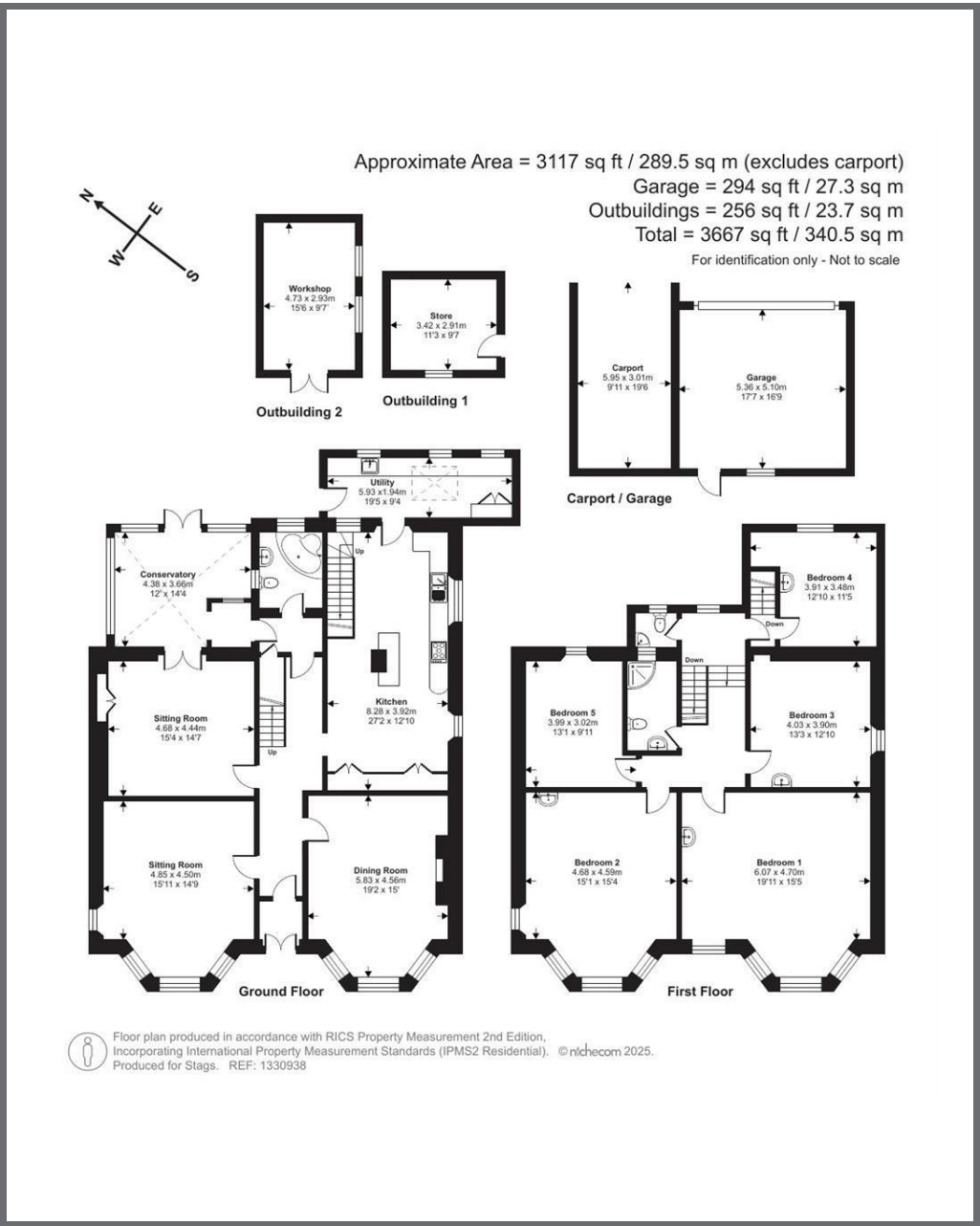


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	53	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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