



Halgabron



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Nancekuke, Redruth, TR16 5UG

Truro 13 miles Penryn 12 miles Porthtowan 1 miles

A characterful family sized home offering versatile four/ five bedroom accommodation with well established gardens and a separate large paddock and small wood. Double garage. EPC - E

- Detached Character Property
- Three Reception Rooms
- Much Charm & Character
- Gardens & Adjoining Paddock
- Council Tax Band F
- Four Bedrooms
- Kitchen/ Breakfast Room
- Period Features & Details
- Tranquil Setting
- Freehold

Guide Price £595,000

SITUATION

The property is located in an elevated and most idyllic position towards to top of a quiet lane. Nancekuke is a small hamlet approximately thirteen miles to the west of Truro city and just three miles outside of Redruth. The A30 is within a couple of miles distance and offers east access and commuter links to surrounding towns and destinations. The north Cornish coast is within two miles and includes sandy beaches at Porthtowan, Portreath and Newquay.

The nearest major town of 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, also 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. 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.



DESCRIPTION

A traditional Cornish cottage style property having been extended in years gone by with accommodation comprising; four/ five bedrooms, three reception rooms, farmhouse style kitchen/ breakfast room, utility room, double garage, garden room, family bathroom, well established gardens, adjoining paddock with gated road access and a small wooded area.

Features include exposed ceiling beams, granite fireplace, wooden latch handle door plus many further fine character features.

SERVICES

Mains electricity and metered water are connected.

Oil central heating.

Private drainage.

Broadband: Basic up to 16 Mbps and Ultrafast up to 1800 Mbps (Ofcom). Mobile phone: 02, Vodafone, Three and EE are likely (Ofcom). Flood Risk - Very Low.

Satellite and Fibre: BT and Sky available.

Listed Building - No.

Conservation Area - No.

VIEWINGS

Strictly by appointment via Stags Truro office.

DIRECTIONS

Proceeding westbound on the A30 and passing Blackwater and Scorrier, take the exit at Redruth signposted Porthtowan and Portreath. Proceed towards Porthtowan through North Country.

At the junction with Chapel Hill turn left and then the second turning on the right, proceed up this single width lane where the property can be located on the right hand side towards the top identified by a Stags for sale 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.

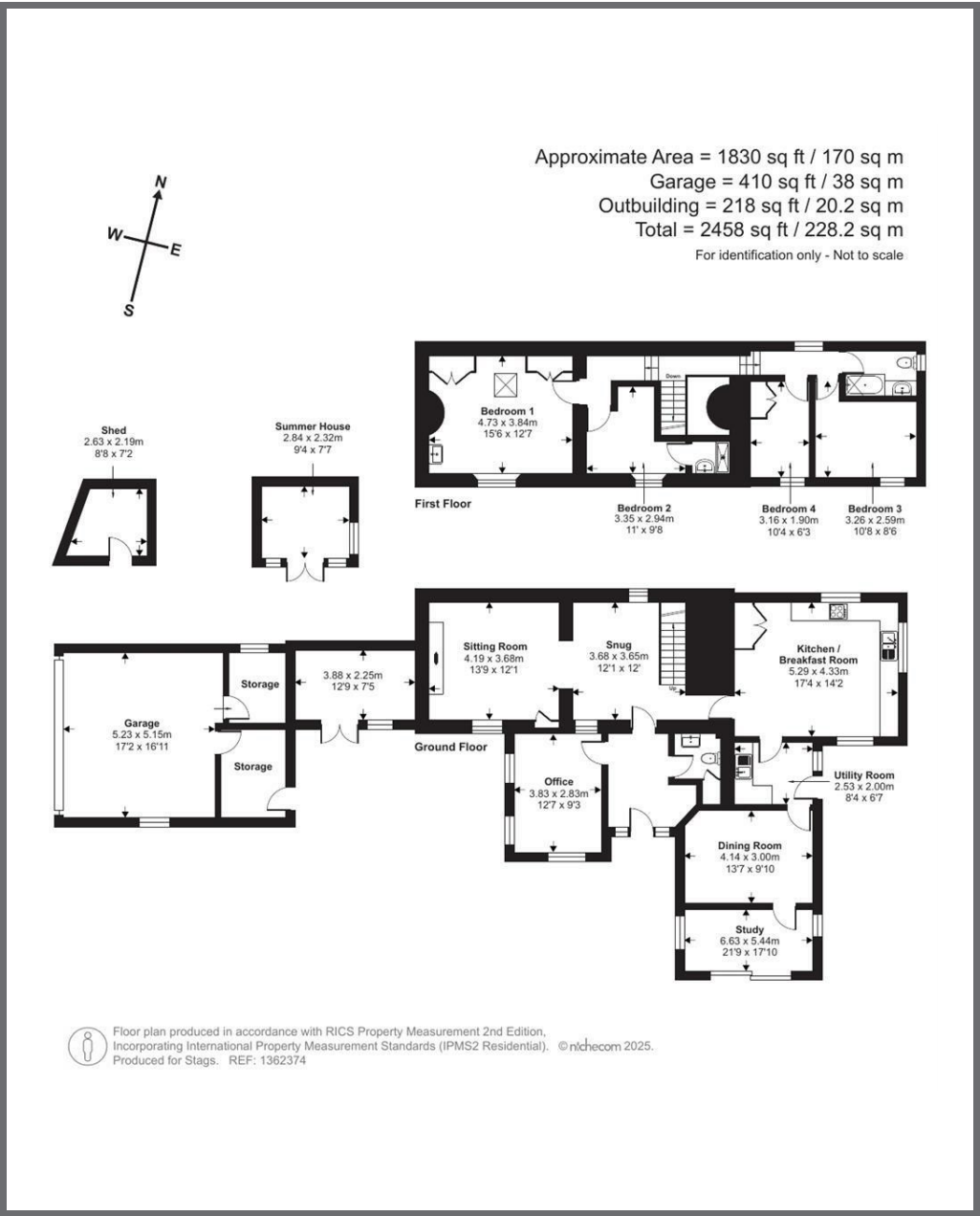


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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