



## Carbys, West Park, Redruth, TR15 3AJ

£485,000

A fine example of a detached house on the western outskirts of Redruth, just a few minutes drive from the A30 but in a relatively traffic-free setting, with attractively stocked and landscaped gardens to both front and rear, private off-road parking and space for garaging (subject to consents). The accommodation is well presented and appointed throughout and has been substantially extended to provide additional living areas, an immense ground floor bed/sitting room with en-suite shower room, which supplements 3 first floor bedrooms, one of which has also been substantially extended, another of which has a second en-suite, as well as a family bathroom. This really is an exceptional family home with a recent A3 Mundic Report ie. mortgageable. No onward chain.

### Key Features

- Substantial detached family home
- Light, adaptable living areas including 'double' kitchen
- Western outskirts of Redruth
- Views from the front elevation to Carn Brea
- Substantially extended and well appointed accommodation
- Private off-road parking with space for garage (subject to consents)
- 4 bedrooms, 3 bath/shower rooms
- Beautifully landscaped and stocked gardens to both front and rear







## THE PROPERTY

'Carbys' is situated in a quiet, relatively traffic-free location on the western outskirts of Redruth. The A30, which provides rapid access around and out of the county, is just a few minutes drive away, and the north coast surfing beaches of Portreath and Porthtowan, as well as neighbouring Perranporth and Gwithian etc, are easily accessed.

The house originates from the pre-war period but has been substantially extended to the side and rear to provide additional areas which include a highly useful utility room, split-level dining room and snug/study with doors which open directly onto the side parking area, a massive ground floor bedroom which has previously been used as a bed/sitting room with private en-suite shower room - ideal for a dependent relative or teenage child etc. Upstairs, a second bedroom has a private bathroom, there are two further bedrooms, one of which has also been extended, and a family bathroom/WC with sanitary ware.

The extended accommodation also provides a 'double' kitchen, double glazing has been installed, there is gas fired central heating and an open fireplace with real flame gas fire in the sitting room.

Outside, the front gardens are attractively stocked and include a sun terrace with views over the outskirts of the town to Carn Brea with, to the rear, the rear and side gardens being a particular feature of the property being well enclosed to all sides, highly sunny, sheltered and with many features including a substantial split-level BBQ/outside dining terrace. Two/three car parking is provided immediately adjacent to the house with, in our opinion, space existing in the side garden area for the construction of a garage if required, subject of course to all the normal consents.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

uPVC double glazed double doors open from the front gardens and terracing with views of Carn Brea. Porthole window, additional window to the side elevation, glazed roof and reeded glass casement door opening into the:-

### RECEPTION HALL

Cloaks lobby, Vantage electric radiator, staircase rising to the first floor landing with storage cupboard under. Picture rail, further radiator, traditional panelled doors to the ground floor rooms.

### UTILITY ROOM

Broad uPVC double glazed window to the front elevation, glazed roofing providing much natural light, fitted round edge worksurface with inset stainless steel sink unit, cupboards and recesses for washing machine and tumble dryer under. Shoe shelving, wall locker, tall full height cloaks cupboard with further storage over. Electric convector heater.

### SITTING ROOM

Feature arched double glazed bay window to the front elevation overlooking the gardens and West Park to Carn Brea. Picture rail, radiator, telephone point, TV aerial socket, polished stone fireplace with inset real flame gas fire.

## DINING ROOM AND SNUG/STUDY

An extremely versatile side extension, split level, with two uPVC double glazed sash-style windows to the side elevation in the dining area, and matching window and double casement doors with side screen opening onto the paved parking area. Dining area with radiator and glazed casement door from the hallway. Snug area with radiator, TV aerial lead and doorway opening into the:-

### 'DOUBLE' KITCHEN

An intriguing room in two parts, one with broad recess for gas fired range cooker with stainless steel splashback and illuminated stainless steel extractor canopy over. Fitted wall and base units with round edge worksurfaces between with complementary tiled splashbacks. Radiator, built-in storage cupboard. Broad opening into the 'scullery' area which continues with a matching range of white-painted Shaker-style wall and base units with matching worksurfaces and tiled splashbacks. Inset stainless steel sink unit with soap dispenser, instant hot water tap and cutlery drainer. Recess with plumbing for dishwasher, fitted recess with further storage cupboards, radiator. uPVC double glazed door and sash-style window overlooking and opening onto the attractively landscaped rear gardens. Traditional panelled door to a pantry cupboard with shelving, light and power and electrical trip switching.

### BEDROOM ONE

An extremely well proportioned double aspect room, previously utilised as a bed and sitting room. Doorway from the reception hall, radiator, telephone point and broadband connection, computer points and TV aerial socket. 'Sitting' area with obscure double glazed window to the side elevation and double casement doors opening directly onto the rear gardens. Radiator. Door to:-

### EN-SUITE SHOWER ROOM/WC

White suite comprising low flush WC, wall mounted wash hand basin and walk-in shower cubicle with Mira instant shower. Electric convector heater, part tiled walls, shaver socket, extractor fan, towel rail/radiator, obscure double glazed window to the rear elevation.

## FIRST FLOOR

### LANDING

Double aspect half landing at mid-point with sash-style uPVC double glazed windows to the side and front elevations, again enjoying views over West Park to Carn Brea. Radiator, picture rail, access to over-head loft area with retractable aluminium ladder and Nuaire Drimaster ventilation system. Traditional panelled doors to the bedrooms and bathroom.

### BEDROOM TWO

Arched double glazed window to the front elevation with views over West Park to Carn Brea. Picture rail, radiator, door to:-

### EN-SUITE BATHROOM/WC

White three-piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath with mixer tap with shower attachment. Ceramic tiled walls, towel rail/radiator, uPVC double glazed window to the front elevation.

## BEDROOM THREE

Another extremely well proportioned double aspect room with replacement uPVC double glazed sash windows to the rear elevation overlooking the gardens. TV aerial socket, two radiators, built-in wash hand basin with mixer tap, tiled splashback and cupboards below.

## BEDROOM FOUR

Sash-style uPVC window to the side elevation, radiator, fitted book shelving, built-in boiler cupboard with Baxi gas fired combination boiler providing domestic hot water and central heating. Picture rail.

## FAMILY BATHROOM/WC

Again, with white sanitary ware comprising a low flush WC, pedestal wash hand basin and panelled bath with Mira instant shower over. Two ceramic tiled walls, towel rail/radiator, convector heater, obscure sash-style window to the side elevation.

## THE EXTERIOR

### FRONT GARDEN

Ornamental pedestrian gate with granite retaining walls to either side and broad steps and pathway to the front entrance door. Level lawned area, well enclosed by mature hedging and flowering shrubs including azaleas, camellias and hydrangeas etc. Exterior courtesy light, broad gravelled terrace with views over West Park to Carn Brea.

### SIDE PARKING AREA

Sufficient for two vehicles, with double granite gateposts, paving and granite retaining wall extending to the rear boundary.

### REAR GARDENS

A particular feature of the property - superbly landscaped, highly sheltered and well enclosed to all sides by block walling, trellis fencing and mature shrub borders which combine to provide an extremely high degree of privacy and sunshine. Timber pedestrian gate from the parking area, broad paved terrace extending the full breadth of the rear of the property, where there is exterior courtesy lighting, door to the kitchen, cold water tap and double doors to the ground floor bed/sitting room. Side store, raised granite borders with built-in seating and further mature shrubs including hydrangeas and camellias etc. Timber garden store. Steps to an extensive raised, two-tier decked terrace - ideal for al fresco dining and entertaining etc.

In addition, there is an attractive circular lawn with granite retaining walls which provide another extremely interesting element to this garden with raised herb bed and pathway which leads to a further paved terrace with additional store, hidden by variegated laurel and other mature shrubs etc. Subject to planning, this area would be ideal for the construction of a garage, in our opinion, subject to consents.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone and broadband points (subject to supplier's regulations). Gas fired central heating.

## COUNCIL TAX

Band D - Cornwall Council.

## TENURE

Freehold.

## AGENT'S NOTE

A Stage 3 Mundic Report was carried out on 12th May 2025 resulting in an A3 classification, ie. 'is typically considered to be mortgageable, subject to other normal factors'.

## VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

## DIRECTIONAL NOTE

Proceed along the A30 in a westerly direction and after Chiverton Cross, take the second exit, signposted Redruth. At the top of the slip road, proceed around the roundabouts following the signs to Redruth and Portreath. On the second roundabout - Avers Roundabout - take the second left after the Aldi store, still following the signs to Redruth and Portreath (A3047). Proceed past Tesco Superstore and Redruth Secondary School on the left-hand side and just before the traffic lights and roundabout, signposted to Pool and Camborne, take the left-hand slip road, signposted Krowjy. After a short distance, bear left and the parking for 'Carbys' will then be found immediately on the right-hand side. Alternatively, if you miss the turning to Krowjy, turn left at the traffic lights and roundabout, signposted Penventon Hotel and Redruth town centre, and after a short distance the entrance to West Park is the first turning on the left hand side. 'Carbys' will then be found on the right.



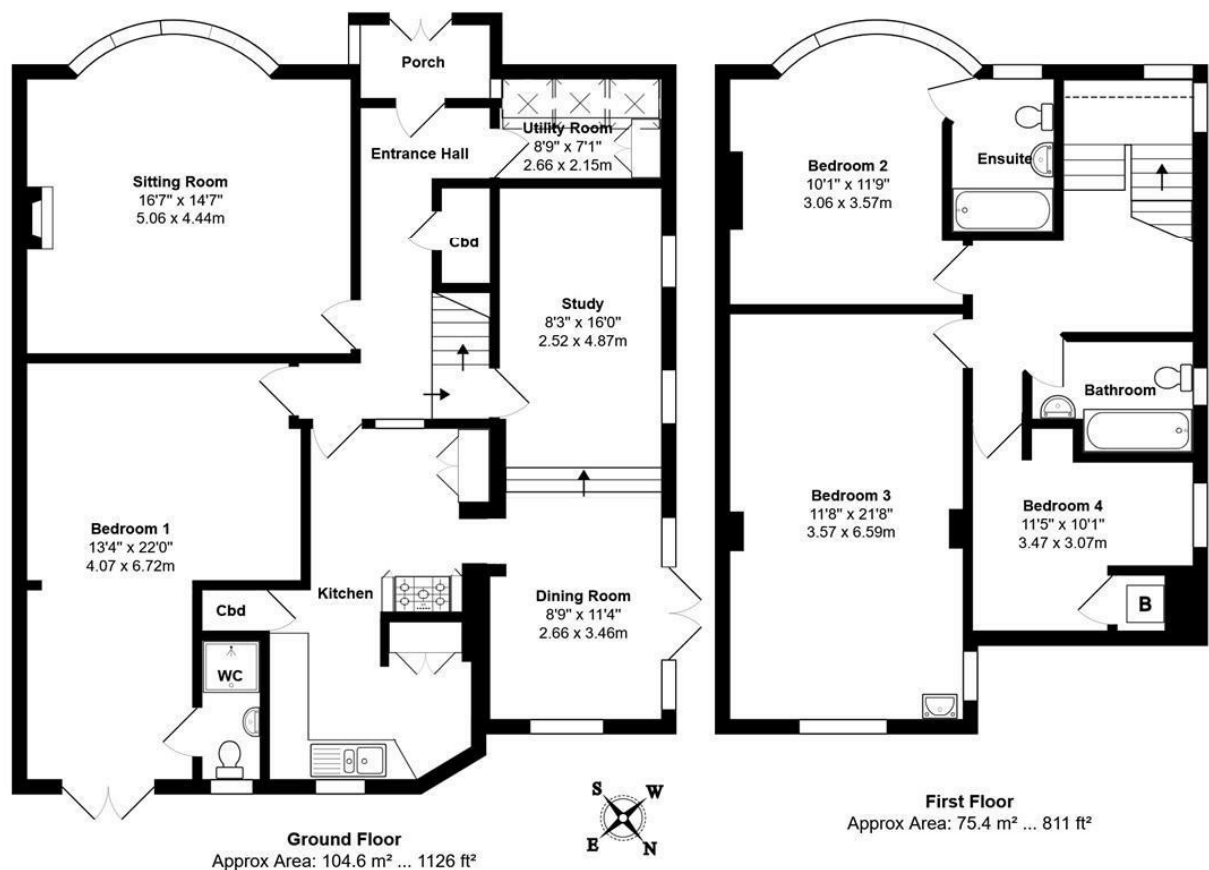








# Floor Plan



West Park, Redruth, TR15 3AJ

Total Approx Area: 180.0 m<sup>2</sup> ... 1938 ft<sup>2</sup>

All measurements are approximate and for display purposes only