



Prusik House,
Sparnon Gate, Redruth

LODGE & THOMAS
ESTABLISHED 1892

Prusik House, Old Portreath Road,
Sparnon Gate, Redruth TR16 4JA

Guide Price - £499,950 Freehold

Less than three years old, an immaculate stylish family home in a quiet, yet rural location near Portreath.

- Four bedrooms (two up, two down)
- Master en-suite
- Spacious lounge
- Comprehensively equipped kitchen
- Air source underfloor heating
- Detached garage with ample parking
- Pony stable
- Child and pet safe level gardens

The Property

This bright and spacious detached house is one of just three in a small and exclusive rural development. It was only completed early 2022 and is presented in 'as new' condition.

The high specification includes a fully fitted kitchen with separate utility, a spacious lounge with patio doors and integrated sound system, and two ground floor bedrooms served by a luxurious shower room with wc.

Leading off the generous reception hall, a turning staircase ascends to the first floor where there is a huge master bedroom with en-suite, bedroom four/study and a snug. The home has underfloor heating upstairs and downstairs, utilising a Nibe 42404 air/water heat pump.



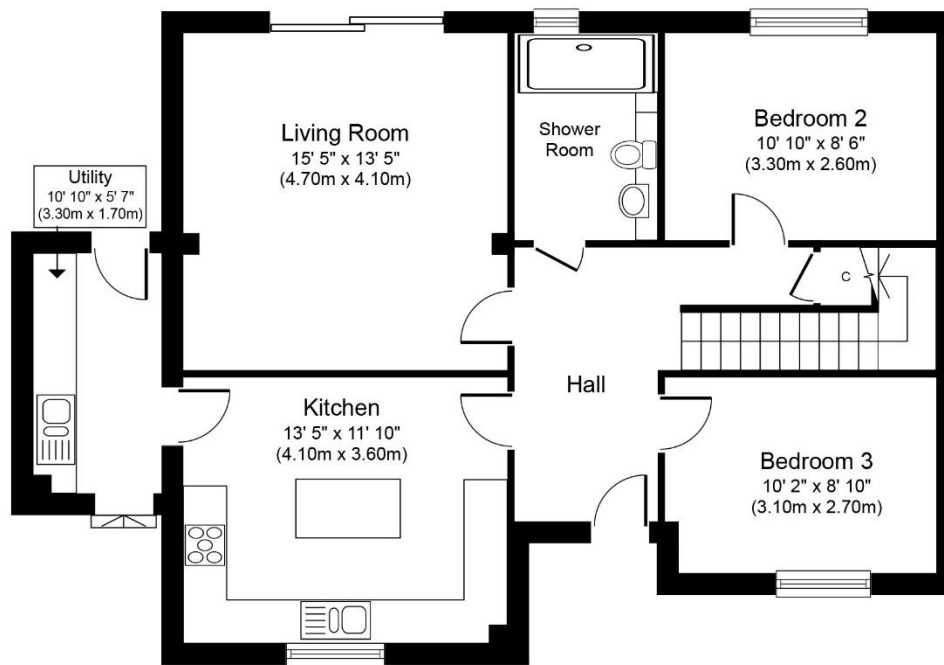


Outside the house is fronted by an extensive brick paved parking and turning area which includes a detached garage with electric door and a utility area.

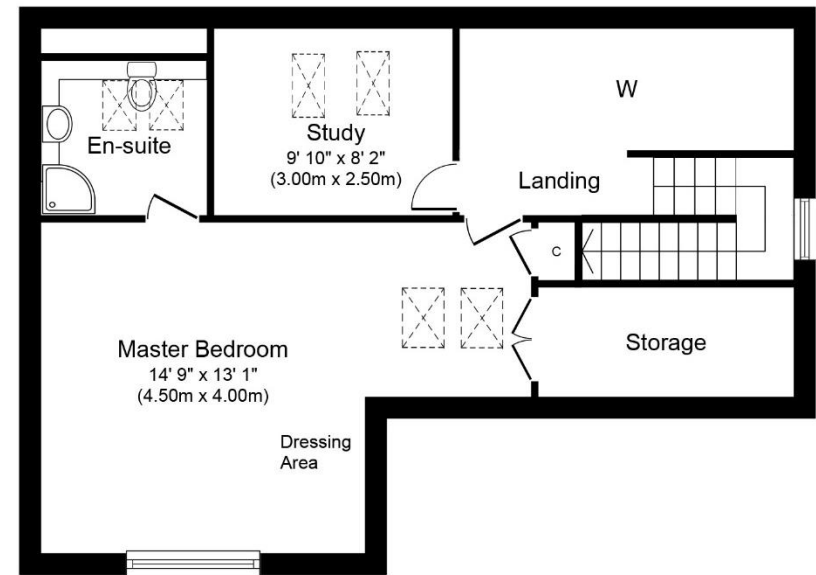
Behind the garage is a small garden area with a newly built, two box pony stable. The majority of the gardens extend to the rear and enjoy a sunny aspect.

Laid mainly to level lawn the gardens are fenced and feature external lighting along the edge of the large paved patio area which enjoys a westerly aspect.





Ground Floor
Approximate Floor Area
942 sq. ft.
(87.5 sq. m.)



First Floor
Approximate Floor Area
677 sq. ft.
(62.9 sq. m.)

EPC B84 Council Tax Band D

Services: Mains electricity and water. Air source heat pump for central heating. Private drainage to a water treatment plant shared with the two neighbours. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The picturesque port of Portreath on the north Cornish coast is approximately 2.7 miles away, whilst closer to hand are the school, shops and amenities of the busy village of Illogan, approximately 1 miles away. For a wider range of shopping, schooling, health and leisure amenities, Pool and Redruth are less than 3 miles drive. The County's main arterial route, the A30, is accessible 3 miles away at Tolvaddon junction, which means that the County town of Truro is easily commutable at approximately 10 miles.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

At the Avers junction heading west on the A30, take the exit for Redruth and Porthtowan, Follow the A3047 to the roundabout at Aldi and take the third exit signposted Redruth, A3047 and Portreath. At the bottom of the hill take the right hand turning at the roundabout sign posted Portreath, shortly after which turn right again following the signpost for Portreath. Take the next left before Jenn's Diner onto the Old Portreath Road and follow through to the crossroads at the top of the hill. Here proceed straight across, whereupon the property for sale will be found on the left hand side, identified by a Lodge & Thomas for sale board.

what3words///machinery.mills.wonderful



Not to scale. For indicative purposes only.

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