



**Chycarn West Trewirgie Road**

**Redruth**

**Asking Price £525,000**

# CHYCARN WEST TREWIRGIE ROAD

## REDRUTH

- SUBSTANTIAL FAMILY HOME
- FIVE BEDROOMS, THREE RECEPTION ROOMS
- STUNNING GARDEN WITH SOUTHERLY ASPECT
- HIGH CEILINGS AND PERIOD FEATURES
- LARGE DRIVEWAY AND GARAGE
- LIGHT AND SPACIOUS ACCOMMODATION
- RURAL VIEWS TO REAR
- HIGHLY REGARDED LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING





## PROPERTY DESCRIPTION

A wonderful opportunity to purchase this beautiful, link detached Edwardian home that sits privately within large gardens on one of Redruth's most highly regarded roads. The property enjoys spacious family accommodation of over 2000 sqft incorporating an array of period features such as original wood flooring, open fireplaces, high ceilings and large bespoke windows creating a light and airy home of substance and quality. The accommodation comprises a large welcoming entrance hall with open fire and a cloak room, dual aspect living room, sitting room, dining room, kitchen, four first floor bedrooms with one ensuite, family bathroom and a large fifth bedroom in the attic space.

Outside, the property backs onto open countryside with wonderful views from the first floor and is set back from the road through a pillared entrance onto a driveway providing ample parking along with a detached garage. The rear boasts a superb enclosed garden with a southerly aspect and offers a great space for families to enjoy. The garden is level and well stocked with plants, trees and shrubs extending beyond the neighbouring home and also includes a large workshop, summer house and green house.

## ACCOMMODATION IN DETAIL

(All measurements are approximate)

### ENTRANCE

Wooden glazed door into:

### ENTRANCE HALL

A beautiful and welcoming entrance hall with original wooden floor boards, open feature fireplace with tiled surround and ornate wooden mantel, picture rails, decorative cornice, cloak hanging space, returning stair case to first floor with storage cupboard below, radiator, doors to living room, sitting room, kitchen and cloak room.

### CLOAK ROOM

W.C and hand basin, original wooden floor boards, radiator, obscure double glazed window, extractor fan.

### LIVING ROOM

18'0" x 11'1" (5.49m x 3.40)

A light and bright reception room with a garden view, dual aspect double glazed windows, feature open fireplace with tiled surround and ornate wooden mantel, two radiators, picture rails, decorative cornice.

### SITTING ROOM

15'7" x 11'10" (4.77m x 3.62m )

Another bright reception room with large double glazed window and

door over looking the rear garden, feature fireplace with tiled surround and living flame gas fire, wooden flooring, picture rail, decorative cornice, open through to:

### DINING ROOM

11'1" x 10'7" (3.4m x 3.24m )

Feature fireplace with natural granite surround and multi fuel stove inset, built in storage cupboards, picture rails, radiator, half panelled walls, double glazed patio doors to rear garden, door into:

### KITCHEN

14'5" max x 14'4" max l-shaped room (4.39m max x 4.37m max l-shaped room)

A good sized kitchen fitted with a range of base and wall units, granite effect work surfaces with tiled splash backs, one and half bowl stainless steel sink with mixer tap and drainer, oven with stainless steel splash back and extractor hood over, spaces for dishwasher, fridge freezer and chest freezer, large utility cupboard with spaces for washing machine and tumble dryer, cupboard housing 'Worcester' boiler, wood effect vinyl flooring, radiator, additional entrance with hallway and cloak hanging space, two double glazed windows and glazed wooden door.

### FIRST FLOOR

#### LANDING

Double glazed window, radiator, doors to bedrooms and bathroom, door to concealed stair case to attic room.

### BEDROOM ONE

17'1" x 12'1" (5.21m x 3.7m )

A dual aspect double bedroom with wonderful distant view over the garden and countryside beyond, two double glazed windows, wood flooring, fitted double wardrobe, linen cupboard, radiator, picture rails, door into:

### ENSUITE

A three piece ensuite comprising shower cubicle, W.C and hand basin, easy clean stone effect panelled walls, heated towel rail, extractor fan, wood effect vinyl flooring.

### BEDROOM TWO

15'7" x 11'10" (4.77m x 3.61m )

Another comfortable double bedroom with a large double glazed window overlooking the rear garden and countryside beyond, fitted triple wardrobe, radiator, picture rails.

### BEDROOM THREE

11'8" x 8'4" (3.56m x 2.56m)

Double glazed window with garden view, radiator, picture rails.

### BEDROOM FOUR

11'1" x 8'1" (3.38m x 2.47m )

Double glazed window, radiator, exposed wood flooring, picture rails.

### BATHROOM

A modern white four piece bathroom suite comprising double shower cubicle with easy clean stone effect surround, bath, W.C and hand basin, obscure double glazed window, heated towel rail, wood effect vinyl flooring, airing cupboard housing hot water cylinder.

### SECOND FLOOR

#### BEDROOM FIVE/ATTIC ROOM

23'1" x 10'7" (7.06m x 3.23m )

A large converted attic currently used as a fifth bedroom, two velux windows, doors giving access into eaves with plenty of storage space.

### OUTSIDE

The property is approached through an impressive granite pillared entrance onto a large driveway providing ample off road parking along with a large single garage. Adjacent to the drive is a well stocked front garden which gives the house a great degree of privacy and a useful block outbuilding. A wooden gate between the house and garage gives access into the rear where you will find a wonderful, sunny garden which is a particular feature to the home. The garden is level, enclosed and predominantly laid to lawn with a combination of block wall and fenced boundaries bordered by well stocked bedding enjoying a wide array of flowering plants and shrubs. Doors from the sitting room and dining room open onto a private gravelled patio with access to an 11'3" x 7'9" (3.44m x 2.37m) summer house with power and lighting and a greenhouse. The garden extends beyond the neighbouring home where you will find a further mature planted area with a meandering pathway, two ponds, a wide selection of wild plants and shrubs and access to a large 19'8" x 11'5" (6m x 3.57m ) workshop with power and lighting.

### GARAGE

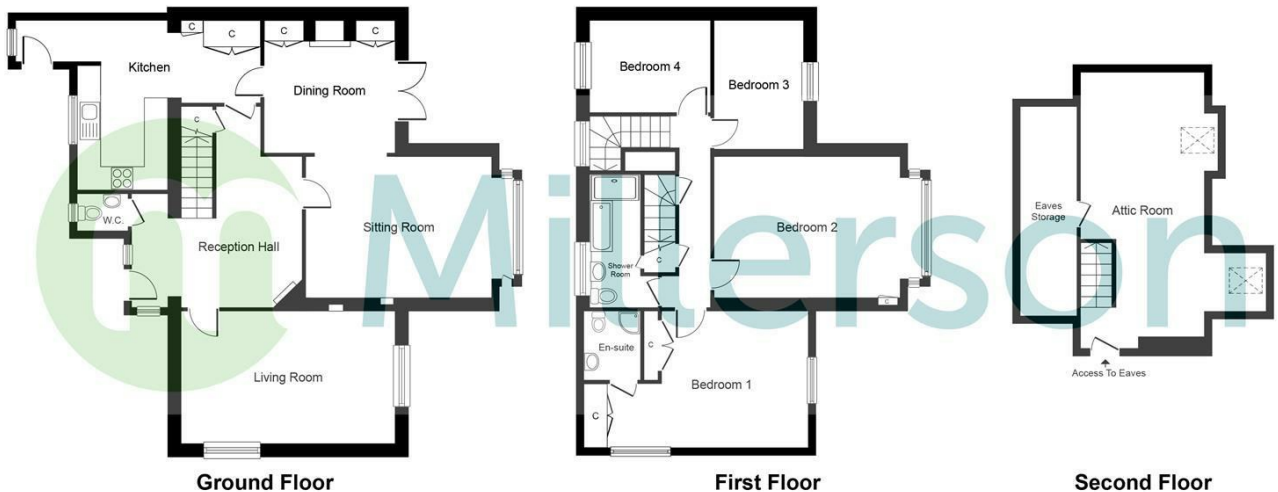
15'11" x 10'3" (4.87m x 3.13m )

Electric up and over door, light and power.

### SERVICES

Mains electricity, metered water, drainage and gas (however we have not verified connections).

Council Tax Band E



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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