



Whitcross Hill

Carn Brea

TR15 3YE

Asking Price £220,000

- MID TERRACED CHARACTER COTTAGE
 - TWO BEDROOMS
 - TWO RECEPTION ROOMS
 - KITCHEN AND UTILITY
- ENCLOSED SUNNY GARDEN
 - GARDEN ROOM
- DRIVEWAY FOR TWO CARS
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 808.00 sq ft



PROPERTY DESCRIPTION

Situated on the semi rural outskirts of Carn Brea is this mid terraced character cottage, set back from the road opposite countryside. The accommodation comprises an entrance hall, living room, dining room, kitchen, utility, bathroom, rear porch with second cloak room and two bedrooms. Outside, a driveway to the front provides off road parking for two cars whilst the rear enjoys an good sized, sunny enclosed garden with the added benefit of a useful Garden room which is currently being utilised as additional living space and bedroom. Other benefits include double glazed and LPG gas central heating

LOCATION

Whitcross Hill sits in a Semi rural location, within easy reach of Pencoys School. The popular Countryman Public house is just round the corner, and the famous Brea Monument is seen from the rear garden. Wonderful walks and Mountain bike treks abound in the local area, with the Great flat lode a short distance away. Both Camborne and Redruth towns offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline rail way providing transport links through the county and beyond. There are several beaches within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

ENTRANCE

Obscure double glazed door into:

ENTRANCE HALL

Stairs to first floor, space for coats and shoes, wood effect flooring.

LIVING ROOM

A cosy living space with exposed granite fireplace, exposed ceiling beams, double glazed window and radiator.

DINING ROOM

Space for dining table, fitted desk for office space, wood effect flooring, open into:

KITCHEN

A range of matching shaker style base and wall units, granite effect work surfaces with tiled splash backs, integrated oven, hob and extractor, space for fridge, wood effect flooring, obscure glazed door to rear porch, through to:

UTILITY

A useful utility space with additional matching base and wall units, granite effect work surfaces with stainless steel sink and tiled splash backs, spaces for freezer, washing machine and tumble dryer, airing cupboard with shelving, dual aspect double glazed windows, wood effect flooring, door into:

BATHROOM

A white three piece bathroom suite comprising bath with shower over, W.C and hand basin, tiled walls, tiled floor, chrome effect heated towel rail, obscure double glazed window.

REAR HALL/PORCH

Providing additional space for shoes, built-in storage cupboards, door to rear garden, access to cloak room with WC and hand basin.

FIRST FLOOR

BEDROM ONE

A comfortable double bedroom with fitted wardrobes, double glazed window enjoying countryside views.

BEDROOM TWO

A single bedroom with double glazed window enjoying countryside views and plenty of space for a bed, wardrobe and chest of drawers.

OUTSIDE

The cottage is nicely set back from the road approached over a driveway providing private parking for two cars. The rear enjoys a good sized, enclosed sunny garden which is predominantly laid to lawn with mature hedged boundaries, fish pond and plenty of storage space. A versatile Garden room also offers a host of different uses and is currently used as further accommodation with a bedroom area and living space. This would also work well as an outdoor office, games/hobby room or work shop.

DIRECTIONS

Travelling from Pool, proceed along Dudnance Lane passing Heartlands and the turning for Tesco extra, around the left hand bend turning right at the traffic lights. Proceed over the bridge taking the sharp left and right bends onto Penhallick Road. Continue up the hill which joins onto Whitcross Hill where the property can be found on your left hand side.

MATERIAL INFORMATION

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: G

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LPG-powered central heating is installed.

Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: Driveway

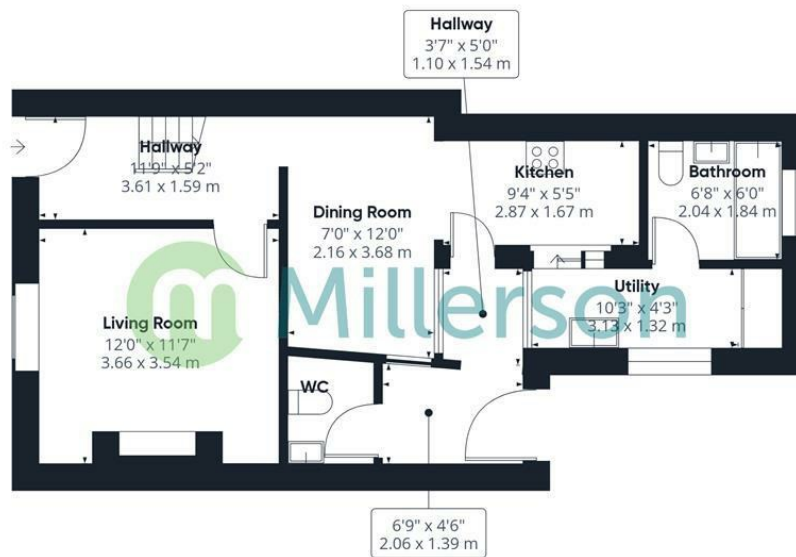


Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

808 ft²

75 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

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Here To Help

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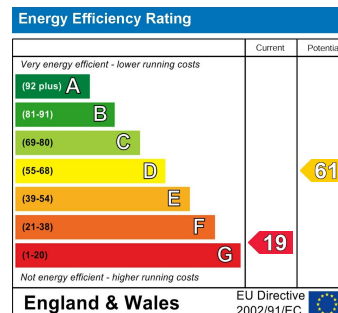
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