



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Detached

Offers In The Region Of

**£600,000**

Located in

**Redruth**





# The Forge Whitehall

Redruth | Cornwall | TR16 5BB



An enchanting three bedroom detached thatched former forge dating from the late 1800s and set in beautiful garden grounds exceeding an acre with a number of useful outbuildings including a covered swimming pool & sauna and holding abundant future potential. Very convenient location between Chacewater village and Redruth town and great for access to The Bissoe Cycle trail to Portreath Beach and also the main A30. NO ONWARD CHAIN and viewing essential to appreciate the potential.



# The Forge Whitehall

£600,000 Freehold



- Three bedroom character property
- Grounds exceeding an acre
- NO ONWARD CHAIN
- Swimming pool and sauna
- Beautiful mature gardens
- Ground floor primary bedroom / en-suite
- Numerous useful outbuildings
- Not a listed building
- Ample parking and garage
- Great potential to further improve or develop

Approximate Area = 1829 sq ft / 169.9 sq m (includes garage)



## Council Tax Band E

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</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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