



CLIVEPEARCE
Now you're moving

4 Bedrooms

Cottage - Detached

Asking Price

£850,000

Located in

Redruth



www.clivepearceproperty.com



Redruth | Cornwall | TR16 6TF



A beautifully presented, recently extended and remodeled, four bedroom detached cottage set in sunny sheltered gardens with a tumbling stream, gorgeous lake, two enclosed paddocks, double garage and abundant parking (with water & power services installed). The property offers a fantastic blend of character features and a modern comprehensively updated interior. Very convenient location close to Stithians Lake and ideally positioned for access to major towns including Truro, Redruth, Penryn and Helston.



£850,000 Freehold



- Four bedrooms
- Sunny Southerly aspect
- Tumbling stream and lake
- Abundant parking and double garage
- UPVC double glazing and LPG gas central heating
- Extended character cottage
- Extensive land and gardens
- Contemporary interior with character intact
- Excellent location near Stithians Lake
- Recently installed private drainage



Total floor area 229.0 sq.m. (2,465 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band D

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) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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