



PRIMROSE COTTAGE

BUSVEAL, REDRUTH,
TR16 5HF

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



PRIMROSE COTTAGE

BUSVEAL REDRUTH

TR16 5HF

FOUR BEDROOM DETACHED COTTAGE WITH
DOUBLE GARAGE.

Lying in a peaceful rural surrounding yet offering suburb
links to the A30 and general amenities on it's door step.

Recently modernised internally, and externally providing
large fully enclosed gardens and huge income potential.

In all comprising four bedrooms, sitting room, dining room,
conservatory, utility, W.C and bathroom. An abundance of
parking and detached double garage.

EPC - E. Council tax - E. Freehold.

An early internal viewing is essential.

GUIDE PRICE £595,000

Philip Martin

PHILIP MARTIN

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

Located within the centre of its half an acre plot, Primrose Cottage is the complete Cornish cottage package. In all it consists of a detached four bedroom home which has been extended, extensive dog and child friendly gardens offering many spaces for entertaining, parking for multiple vehicles and a detached double garage. This offers huge income potential for prospective buyers who may choose to complete the partial conversion from a garage to an annexe to rent out, or perhaps for a dependant relative. This space could also be used to run a small scale business as it has been previously during its current ownership.

THE PROPERTY

The cottage itself has recently been comprehensively renovated to a high standard and has been a much loved family home for many years. It boasts many character features such as exposed ceiling beams, stone walls and impressive granite lintels spanning two fireplaces. In all, the accommodation comprises; Entrance hall, kitchen, dining room, double fronted sitting room, conservatory, utility and bathroom on the ground floor, while the first floor offers four double bedrooms and W.C. All windows and doors are double glazed, and heating is provided via an oil fired boiler with a new oil tank.

LOCATION

Busveal is an old mining village situated in West Cornwall with a wealth of character and charm. Home to the famous "Gwennap Pit" where John Wesley was said to preach between 1762 and 1789 due to its amazing acoustical qualities. Its rural setting and historical importance creates a fantastic atmosphere. Today the Pit is used for a number of events and services including weddings, music concerts and plays.

The property is also situated close to St. Day, which benefits from a primary school, Post Office, two general stores, a butcher, a doctors' surgery, a pharmacy and two pubs. St Day is renowned for its community spirit; the Parish Council vigorously champions the village environment. Further amenities are offered by the nearby villages of Chacewater and Carharrack.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

Entering through a uPVC door with opaque glass to the entrance hallway. Fitted with slate flooring, two spot lights and skirting. Doors to utility, bathroom and kitchen.

KITCHEN

A range of matching, wooden base and eye level kitchen worktops comprising a mixture of cupboards and drawers. A porcelain sink with stainless steel tap is inset within a granite worktop. A mixture of tiled and granite splashback, with windows to the side aspect. Bosch electric four burner hob above an electric oven with extractor fan above.



DINING ROOM

The slate flooring runs through in to the dining room which has ample space for a table and chairs. With wall mounted radiator, fuse box, window to the side and stairs rising to the first floor, there is a useful storage cupboard underneath. Spot lighting and skirting boards.

BATHROOM

A modern, white bathroom suite comprising walk in shower, bath, hand wash basin and toilet. Four spot lights, a wall mounted heated towel rail and two feature wall mounted cabinets. An opaque window to the side aspect. Wall mounted radiator and laminate flooring.

UTILITY

A mixture of low level and eye level units with worktop and stainless steel sink inset. Space and plumbing for washing machine and dryer. UPVC splashback, three spot lights and a window to the front aspect.

SITTING ROOM

A typical double fronted sitting room with exposed ceiling beams with mounted lights, two feature granite fireplaces and carpeted flooring, Two windows and a recess through to the conservatory. Two wall mounted radiators and Parquet Flooring. An operational wood burner lies upon a characterful slate hearth.

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CONSERVATORY

Opening out in to the garden and offering a large amount of light. One wall mounted radiator and two ceiling lights.

STAIRS & LANDING

Carpeted stairs with wooden banister lead to the landing with a ceiling mounted light. One window on the stairs to the side aspect.

BEDROOM ONE

A double bedroom with integral wardrobes, wall mounted radiator and window to the front aspect. Ceiling light.

BEDROOM TWO

A double bedroom with a window to the front aspect, wall mounted radiator and ceiling light.

BEDROOM THREE

A third double bedroom with a wall mounted radiator, ceiling light and window to the side aspect.

BEDROOM FOUR

A fourth and final bedroom, also a double with a wall mounted radiator, ceiling light and a window to the side aspect.

W.C

With toilet, hand wash basin and window to the side aspect.

DETACHED DOUBLE GARAGE

Offering huge potential for conversion into a detached Annex. Currently a useful storage space with electric garage doors. Internally it is partially converted, with a first floor offering two reception rooms in addition to the two downstairs. Also suitable for a car or storage. Plumbing is also installed as there is an operational W.C.

OUTSIDE

After a short stint on a shared lane, Primrose cottage offers a private gated driveway with parking for multiple vehicles. Its grounds are separated into three main sections which are ; Parking, generous gardens and patio area. It offers many spaces for entertaining and the gardens are fully enclosed perfect for those with pets or children. Extending to around half an acre in total there is huge scope to put your own twist on an already beautiful garden.

SERVICES

Mains water and electric. Oil fired central heating and private drainage.

COUNCIL TAX & TENURE

Council Tax - E
Tenure - Freehold

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

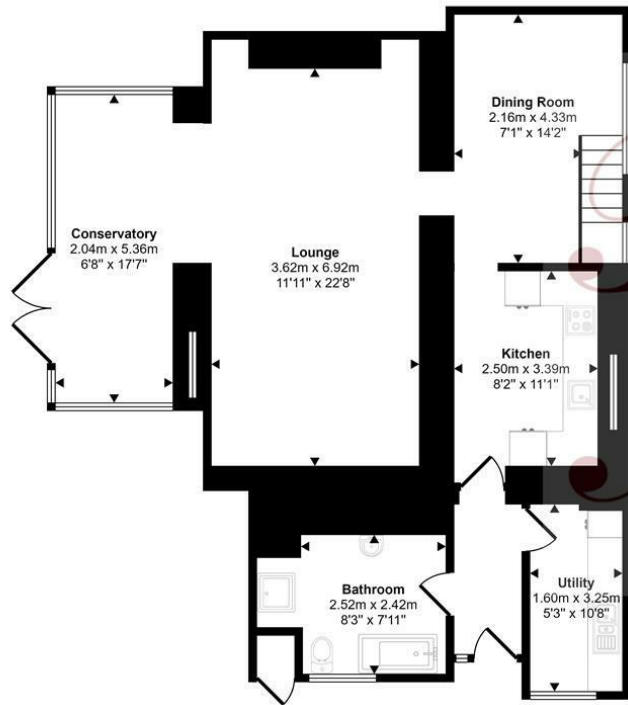
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From the Star Inn at Vogue, head on St Day road towards Redruth. Take the first right hand turn and continue for approximately half a mile where and at the cross roads, Primrose Cottage will be situated on your right hand side.

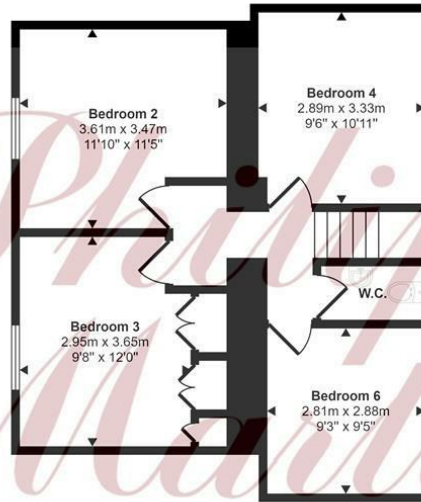


Approx Gross Internal Area
206 sq m / 2219 sq ft

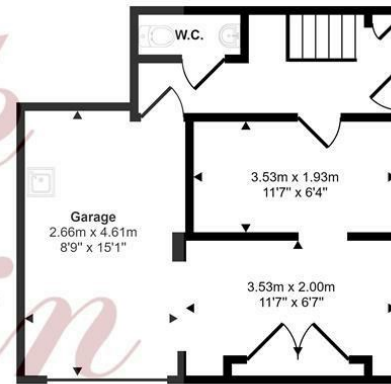


Ground Floor
Approx 92 sq m / 990 sq ft

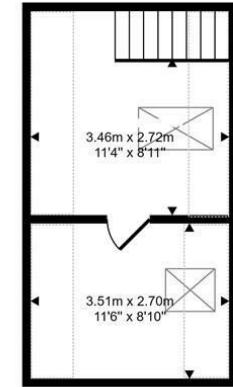
Denotes head height below 1.5m



First Floor
Approx 54 sq m / 586 sq ft

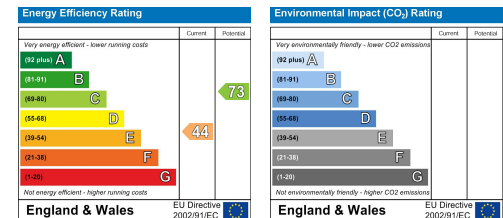


Double Garage Ground Floor
Approx 37 sq m / 403 sq ft



Double Garage First Floor
Approx 22 sq m / 240 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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