



FAIRFIELD LODGE FAIRFIELD

ILLOGAN, REDRUTH,
TR16 4EJ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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FAIRFIELD LODGE

ILLOGAN, REDRUTH, TR16 4EJ

IMPRESSIVE SEMI DETACHED PERIOD HOUSE IN 3.3
ACRES OF GROUNDS

Now in need of general refurbishment and modernisation
throughout.

Approached via a private driveway enjoying a fantastic
degree of privacy and seclusion.

A superb family home in the same ownership for over 40
years.

GUIDE PRICE £775,000

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PHILIP MARTIN

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GENERAL COMMENTS

Fairfield Lodge is an impressive semi-detached period home set within over three acres of gardens and grounds, offering remarkable potential. Once a prestigious residence, the property was divided into three dwellings many years ago. Cherished by the current owners for over 40 years, it now requires general refurbishment and modernisation.

The proportions are superb, with high ceilings, light and spacious rooms as well as a fabulous entrance hall with a stunning turning staircase and galleried landing above. The house is full of attractive period detail including deep skirting boards, huge sash windows, feature fireplaces and a gorgeous Regency veranda on the front of the house, all under a recently replaced slate roof.

A sweeping private driveway meanders through the grounds, revealing the house through a canopy of trees, evoking a sense of grandeur. There is ample parking, along with a garage and carport. The extensive gardens and grounds, though in need of restoration, hold great potential for revival to their former glory.

This is a unique opportunity to purchase a wonderful home full of Cornish history in such special geographical location in the county.



THE HOUSE

The accommodation comprises a charming period porch that leads into the entrance hall, where a striking turning staircase and galleried landing sit at the centre of the house. Elegant panelled walls, intricate cornicing, and doors open to the principal reception rooms. The dining room, featuring a fireplace, opens onto the front gardens

and veranda, while the lounge boasts a sash window and an additional fireplace. Also on the ground floor are the kitchen, a cloakroom, and a further reception room, likely once part of the former servants' quarters.

On the first floor, the landing has a sash window overlooking the entrance driveway. There are four

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bedrooms, including three generously sized doubles. The spacious master bedroom benefits from two large windows with picturesque views over the front gardens. A family bathroom completes the first floor.

LOCATION

The property is located on the edge of Illogan providing great access to Tehidy Woods and the north coast at Portreath. A good range of everyday facilities are available in the nearby village of Illogan whilst Camborne and Redruth offer a more comprehensive range of facilities including main line railway stations, schools and shops. The location also provides great access via the A30 which is close by.

Now owned and managed by Cornwall Council as a Country Park, Tehidy has over 9 miles (14.5km) of paths and 250 acres of peaceful woods and lakes to explore, together with a café and a picnic area. There are five main access points including North Cliff car park, and South Drive car park.

Tehidy was formerly the estate of the Bassets, one of the four most powerful families in Cornwall with extensive lands and mineral rights in this western part of the county. Inland at Carn Brea, the prominent hill near Redruth, you can see the Basset memorial, built in 1836 to honour Sir Francis Basset (1757-1835). Visitors may stroll around the lake, explore leafy glades or wilder areas of woodland or be immersed in the rich flora and fauna. With a different type of beauty for every season, Tehidy is an enchanting place

to visit all year round.

It is understood that the Basset family once owned this property.

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

PORCH

8'6" x 7'1" (2.6 x 2.17)

Tiled flooring. Door leading to;-

ENTRANCE HALL

A large open entrance hallway with stairs leading up to the first floor. Doors leading off to the kitchen, sitting room and dining room.

DINING ROOM

15'8" x 13'1" (4.8 x 3.99)

A well proportioned room with high ceilings. Built in fireplace with marble surround. Sash style French Doors leading to the veranda terrace. Coving and skirtings.

LOUNGE

17'9" x 14'4" (5.43 x 4.37)

Another well proportioned room. Built in fireplace with marble surround with enclaves either side. Floor to ceiling bay window. Coving and skirtings.

KITCHEN

15'0" x 8'9" (4.59 x 2.67)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with mixer tap as well as electric cooker and hob with extractor fan over. Sash window. Plumbing for dishwasher. Internal door leading to;-

REAR HALL

Giving access to front aspect. Doors to reception room and downstairs W.C.

CLOAKROOM

W.C. and wash hand basin.

RECEPTION ROOM

14'3" x 12'11" (4.36 x 3.94)

Floor to ceiling sash window. High ceilings.

PANTRY

5'10" x 5'9" (1.8 x 1.77)

STORE

5'6" x 4'3" (1.68 x 1.3)

FIRST FLOOR

An open galleried landing with multi paned sash window.

MASTER BEDROOM

19'8" x 14'9" (6 x 4.5)

Large double bedroom with two large sash windows facing the side aspect over the manicured lawn garden. Two ceiling mounted lights. Built in vanity basin with under-sink storage. Skirting.

BEDROOM 2

14'8" x 13'0" (4.49 x 3.97)

With large sash window over lawn gardens. Built in fireplace with marble surround. Built in bookshelf and vanity basin with under-sink storage.

BEDROOM 3

15'10" x 10'7" (4.84 x 3.23)

A dual aspect room with built in fireplace and dark wooden surround. Two large sash windows over the front and side aspect in addition to the high ceilings make the room bright and airy.



BEDROOM 4/STUDY

9'9" x 9'2" (2.99 x 2.8)

With internal windows into the hallway allowing light to pass through from the sash window on the inner landing. Built in fireplace with surround.

BATHROOM

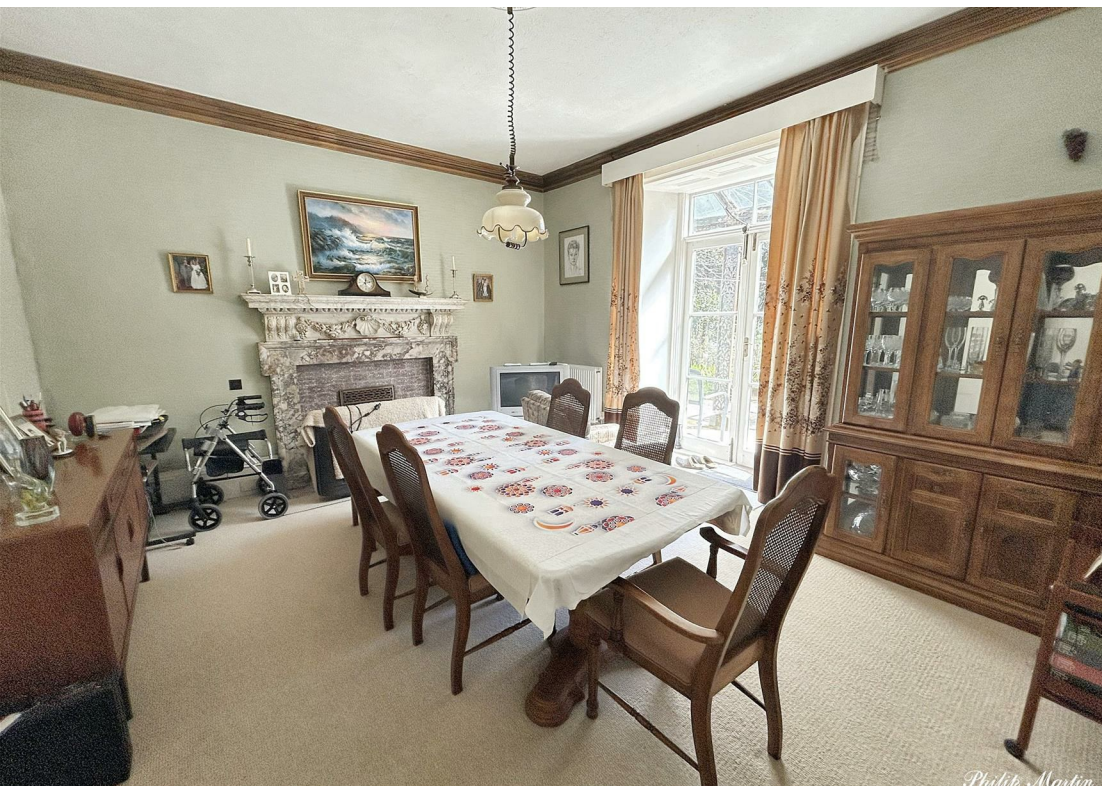
8'2" x 6'7" (2.5 x 2.02)

Bath, w.c., wash hand basin.

OUTSIDE

The property is accessed via a long private driveway leading from the highway, which is shared with eight neighbouring properties. As the drive reaches Fairfield Lodge, it winds gracefully through the trees before opening up to reveal the house and a spacious gravelled parking area. In addition to ample parking, the property

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features a garage, a carport, a workshop, a garden store, and a wood store.

The grounds, spanning over three acres, have clearly been cherished over the years. However, they have now become somewhat overgrown and would benefit from some clearance and thoughtful landscaping. For the next owner, this presents a fantastic opportunity to restore and reimagine the gardens, bringing them back to their former glory and creating a truly stunning outdoor space.

GARAGE

18'9" x 9'6" (5.74 x 2.92)

Single garage.

WORKSHOP

14'11" x 10'4" (4.55 x 3.15)

Attached to the rear of the property, ideal for a workshop or a general garden store.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.

TENURE

Freehold

N.B

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

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.

DATA PROTECTION

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COUNCIL TAX

Council Tax Band - TBC

DIRECTIONS

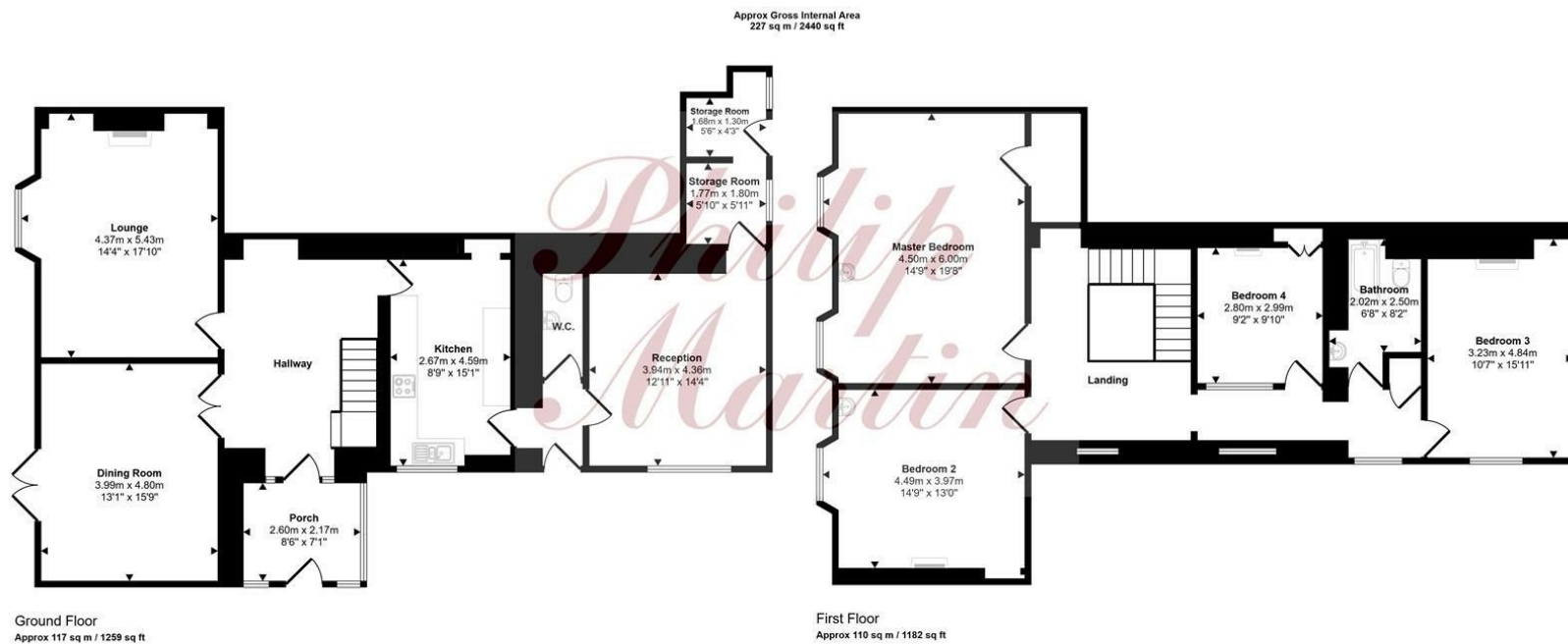
Form the centre of Illogan alongside Morrisons Daily and the double roundabout, continue along Alexandra Road until reaching the cross roads at Marys Well (The site of a holy well, now marked by a small garden with drinking fountain structure dated 1888 and built by the Basset family). Turn right and a short distance from here is the turning on the left into the private drive signposted Chyvounder, The Foxes and Falcon Way. Continue to the end of this drive until reaching Fairfield Lodge.



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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