



TREWINNARD 5 LANGARTH COURT

REDRUTH,
TR15 2FP

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



TREWINNARD 5 LANGARTH COURT REDRUTH TR15 2FP

MODERN DETACHED HOUSE IN EXCLUSIVE
LOCATION

Set within an exclusive development of just five homes, this beautifully appointed property enjoys one of the town's most sought-after locations. Tucked away in a quiet, wooded setting yet close to local amenities, it offers both seclusion and convenience. Built less than ten years ago, the home features high-quality finishes throughout. Accommodation includes four double bedrooms (two en-suite), a family bathroom, kitchen/breakfast room, utility, dining room, lounge, study, cloakroom, and entrance hall. Outside, there's a double garage, generous driveway parking, and landscaped, low-maintenance gardens. Sold with no chain.

GUIDE PRICE £699,950

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PHILIP MARTIN

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GENERAL COMMENTS

Located within an exclusive private development of just five homes, this impressive detached residence occupies one of the most desirable and private positions in town. Set in a quiet, wooded setting, the property offers a rare combination of seclusion and convenience, tucked away yet within easy reach of local amenities, schools, and transport links.

Built less than a decade ago, the home has been thoughtfully designed and finished to an exceptional standard throughout, with high-quality fixtures and fittings. The spacious and versatile layout provides an ideal setting for modern family living and entertaining with approx. 2,500 square feet of accommodation.

The accommodation includes four generously proportioned double bedrooms, two of which benefit from en-suite bathrooms, along with a family bathroom whilst the master boasts a walk in wardrobe. The ground floor offers well-balanced and adaptable living space, comprising a kitchen/breakfast room with integrated appliances, utility room, a formal dining room, a comfortable lounge, a separate study perfect for home working, a cloakroom, and a welcoming entrance hall.

Outside, the property continues to impress with a detached double garage and ample driveway parking. The landscaped rear garden has been designed with low maintenance in mind, providing a peaceful and private outdoor space.

This is a rare opportunity to acquire a home of quality in a truly exceptional setting. Early viewing is highly recommended and the property is offered for sale with no onward chain.

LOCATION

Redruth offers a wide range of facilities which includes shops, bars and restaurants as well as junior and secondary schooling and a mainline railway station connecting with London Paddington. More comprehensive shopping can be found in Truro which is around 12 miles distance from the property. The popular village of Portreath is only 5 miles away and is renowned for its beach and coastal walks.

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

ENTRANCE HALL

5.58 x 3.32 (18'3" x 10'10")

A fabulous space with tiled floor and underfloor heating. Cloaks cupboard and stairs rising to first floor.

KITCHEN

4.6 x 4.5 (15'1" x 14'9")

A traditional farmhouse style kitchen with an excellent range of units with drawers and cupboards as well as a pantry style unit. Worktop with Belfast sink inset. Electric and gas Aga. Dishwasher and microwave.



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UTILITY

3.36 x 2.10 (11'0" x 6'10")

Fitted with matching units, Belfast sink and with space and plumbing for washing machine and tumble dryer. Range of large built in cupboards and cupboard housing gas boiler.

CLOAKROOM

W.C. and wash hand basin.

DINING ROOM

4 x 3.3 (13'1" x 10'9")

Doors opening to rear garden.

LOUNGE

8.1 x 4.76 (26'6" x 15'7")

A dual aspect room with doors opening to garden and feature fireplace.

STUDY

3.27 x 2.79 (10'8" x 9'1")

FIRST FLOOR

A galleried landing with doors to;

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MASTER BEDROOM

9.18 x 4.72 (30'1" x 15'5")

A stunning master suite with a range of fitted wardrobes and dual aspect enjoying views.

DRESSING ROOM

3.05 x 2.87 (10'0" x 9'4")

With a range of fitted wardrobes.

EN-SUITE

3.3 x 2.3 (10'9" x 7'6")

Fully tiled with shower, w.c., wash hand basin and w.c.

BEDROOM 2

4.38 x 4 (14'4" x 13'1")

Fitted wardrobes.

EN-SUITE

2.68 x 1.85 (8'9" x 6'0")

Fully tiled with corner shower, w.c. and wash hand basin.

BEDROOM 3

3.7 x 3.5 (12'1" x 11'5")

With fitted wardrobes.

BEDROOM 4

4.07 x 3.14 (13'4" x 10'3")

With fitted wardrobes.

FAMILY BATHROOM

2.7 x 2.45 (8'10" x 8'0")

Fully tiled with bath, corner shower, w.c. and wash hand basin.

OUTSIDE

Accessed via a picturesque private lane off West Trewirgie Road, this residence occupies a prime position as the first of five exclusive dwellings within the sought-after Langarth Court. The setting is exceptional, with the approach framed by mature, established trees and a gentle curve in the lane that opens to the property in a particularly attractive position.

A brick-paved driveway provides ample off-road parking and leads to the double garage, while an additional area of hardstanding adjacent to the garage offers further parking capacity. To the rear and side of the property, a generous expanse of paved terrace provides a superb low-maintenance outdoor living space, ideal for entertaining. Below, a gravelled garden terrace offers further potential—a blank canvas for those wishing to introduce more defined landscaping or create a bespoke garden design.

DOUBLE GARAGE

5.5 x 5.4 (18'0" x 17'8")

SERVICES

Mains water, gas, drainage and electricity. Solar panels.

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

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.

COUNCIL TAX

Band E.

DIRECTIONS

Heading west on the A30 take the exit signposted Redruth and follow the road passing Tesco and proceed through two sets of traffic lights. Take the right hand turning into Trewirgie Road, following the road around to the right at the top of the hill into West Trewirgie Road. The entrance to the development is easily identified on the right.

TENURE

Freehold.

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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		
43-54	E		
31-42	F		
21-30	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		
43-54	E		
31-42	F		
21-30	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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