

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



## West Trefula Cottage

Sandy Lane, Redruth, TR16 5EE

**Guide price £725,000**



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West Trefula Cottage is a three bedroom detached bungalow offering well proportioned accommodation plus propane heating and double glazing. There is a dual aspect lounge/diner with a focal point multi fuel stove. Generous hallways are provided with access to the loft area which is part boarded. The kitchen/breakfast room has a wide range of units together with some appliances and the family bathroom is well fitted. We understand that the property benefits from ultra fast fibre broadband. It has been in the same ownership for many years and during this time it has been updated and improved. Externally there are grounds of approximately four acres, described as follows. To the front there are more formal gardens in the region of half an acre with a copse, lawns, a sunken patio area with a pond and outside seating taking full advantage of the views straight across to the north coast. The owners have spent a lot of effort here providing a very picturesque well stocked area of land which certainly deserves closer inspection. To the other side of the laneway there is a less formal wildlife garden with several outbuildings and a pond. Again, much time has been spent here creating a natural environment. There are two enclosed and gated paddocks again taking advantage of the views. We feel there is much scope here for various uses and the property is approached via a private lane serving several properties only and it does have a public right of way through the lane only. Although tucked away, it is within easy access of a local Morrisons shop and Redruth town is approximately three quarters of a mile distant. Access is also given to the A30. For those interested in pursuing a rural existence, it would be by no way isolated and this home deserves an inspection. Drone footage is available together with a 360 degree internal tour.

## **ENTRANCE HALLWAY**

L shaped and having a radiator and a recess. There is a fold-away loft ladder to a part boarded loft with lighting.

## **LOUNGE/DINER**

**12'1" x 20'6" (3.69m x 6.26m)**

A lovely dual aspect room with patio doors to the front

elevation and a window to the rear. There is an exposed granite wall with an inset multi fuel stove. A recess is provided together with shelving, two radiators and a fitted corner unit.

## **KITCHEN/BREAKFAST ROOM**

**11'0" x 16'6" (3.37m x 5.04m)**

Window to the rear overlooking open fields. One and a half bowl stainless steel sink unit plus plenty of working surfaces with splash backs and complementary eye level cupboards together with a wine rack and a recess for a large American style fridge/freezer. Appliances include a propane hob, two ovens, both with grills and one having a microwave. There is also a dishwasher and a cooker hood. Deep built-in cupboard housing a modern Worcester propane gas combination boiler.

## **UTILITY ROOM**

**4'3" x 7'3" (1.32m x 2.22m)**

Space for white goods, a dual aspect and an exterior door.

## **BEDROOM 1**

**10'8" x 16'7" (3.27m x 5.06m)**

Radiator.

## **BEDROOM 2**

**10'11" x 10'7" (3.33m x 3.24m)**

Radiator.

## **BEDROOM 3**

**9'8" x 8'11" (2.97m x 2.74m)**

Radiator.

## **BATHROOM**

**10'2" x 5'4" (3.12m x 1.63m)**

Well appointed and having fully tiled walls. There is a spa bath with a mains shower, an enclosed wash hand basin and a concealed cistern wc. The bathroom is well fitted with surfaces having storage cupboards and drawers beneath plus a tall cupboard and wall mounted cupboards. Mirror with a vanity light above. Ladder radiator.

## **OUTSIDE**

The property has approximately half an acre of garden to the

front together with a garage and plenty of parking and turning facilities. There are lawned gardens in three areas with an outbuilding and beyond this there is a sunken garden with a pond (having various pumps and filters) and a raised patio area taking full advantage of the view that stretches uninterrupted to the north coast. It certainly is a very important feature of the property. Countless trees and shrubs have been planted gradually producing excellent cover and privacy. There is also a barbeque area and a GARAGE with an electric roller door, a side pedestrian door and a rear window. Attached to this is a very useful covered area for wood storage etc. There is a greenhouse, a store and a cover for the gas cylinders. This area is particularly pleasant with plenty of bird feeders and with the open land to the rear it also attracts animals with deer having been seen to the side garden. There is a laneway which has use as a public footpath but does not encroach into the property itself. By this lane is a substantial wildlife area together with a pond, a store and an open shed area. There is well established bamboo, pampas grass and gunnera here together with various trees and shrubs making it a most pleasant environment. To the front of this is a private access that leads to what was originally a chicken house. There are two main enclosures of land having substantial boundaries and gates providing access. These are marked on the Ordnance Survey as 8640 being 1.78 acres and 9341 which includes the wildlife area totalling 1.66 acres. These are in addition to the formal gardens and are in the region of four acres in total.

### DIRECTIONS

From our office in Redruth proceed along Penryn Street, into Falmouth Road and all the way up to the five crossroads and traffic lights. Proceed straight over into South Downs and proceed up to the mini roundabout turning left into Sandy Lane. Proceed all the way along to the double roundabout, continue straight over and take the first lane on the right hand side. Continue along this lane to the end where the property will be found identified by a For Sale board.

### AGENTS NOTE

TENURE: Freehold.

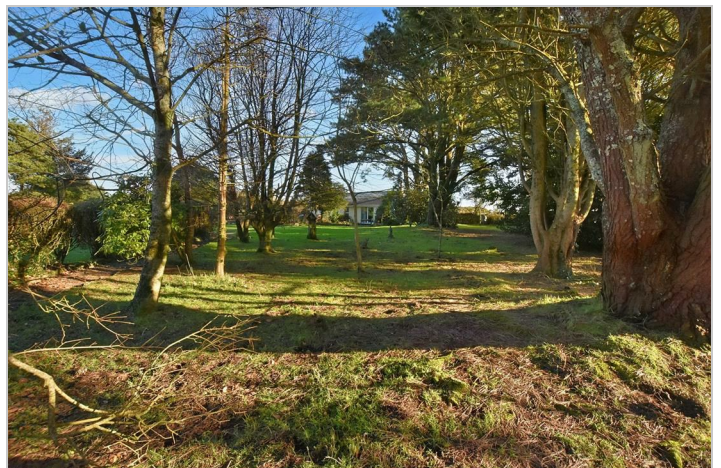
COUNCIL TAX BAND: C.

### SERVICES

Private drainage (septic tank), mains water, mains electricity. Bottled gas heating.

Broadband highest available download speeds - Standard 4 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).



## Road Map



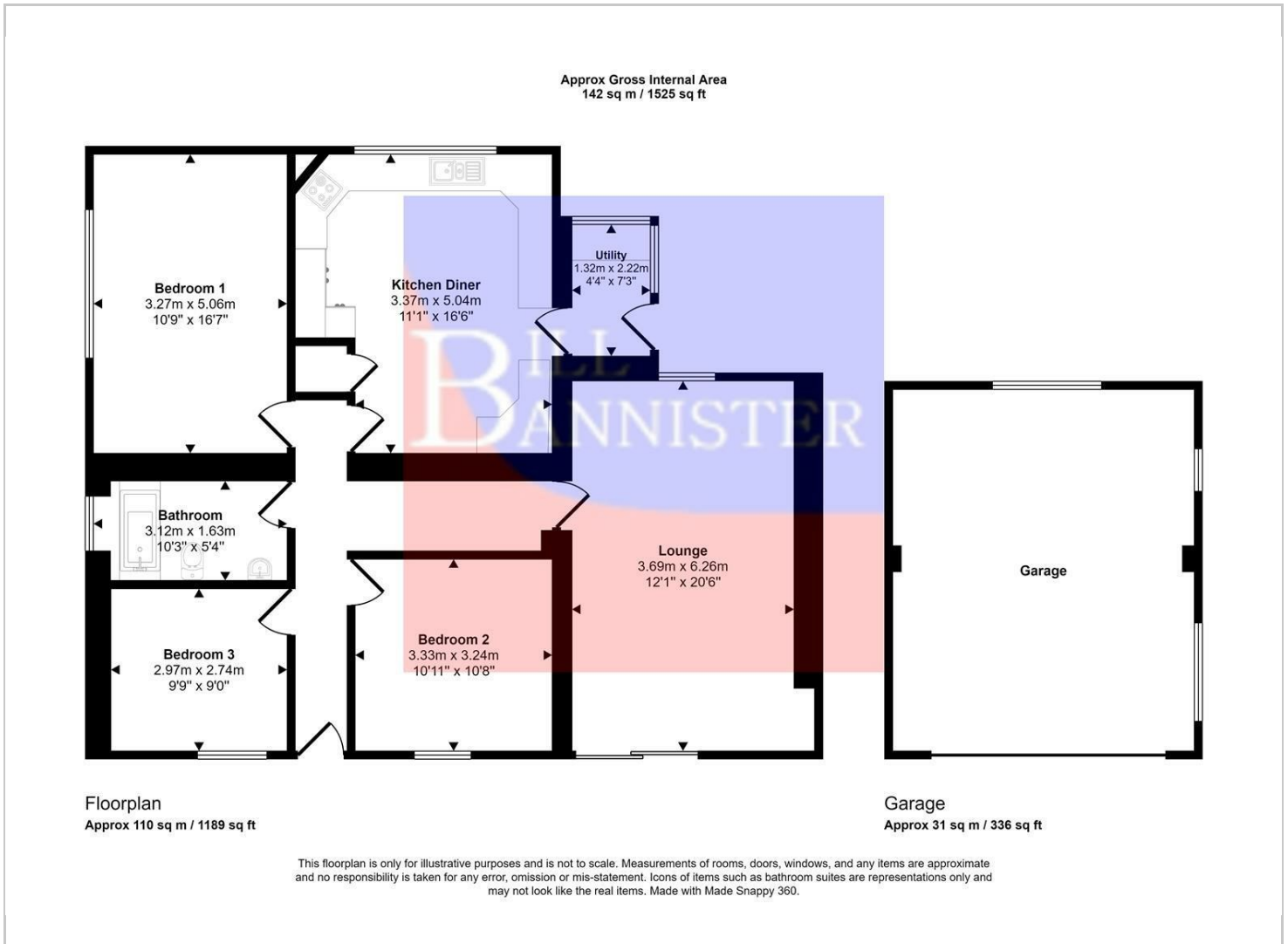
## Hybrid Map



## Terrain Map



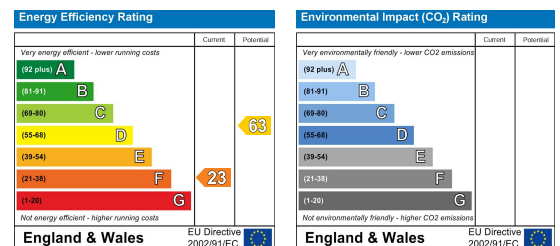
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.