

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

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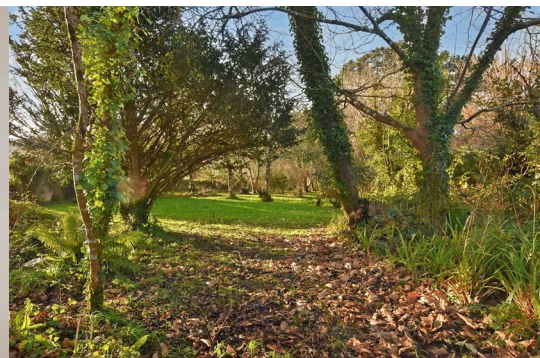
Willow Cottage

Tarewaste, Redruth, TR15 3SJ

£395,000



Offered with the bonus of a lovely wooded copse area which is a real feature, this property has recently been the subject of considerable updating. The character semi detached cottage is tucked away and benefits from lovely views to Carn Brea. It has two bedrooms, a lounge, second reception room, a well appointed kitchen/diner with fitted appliances, a utility room and shower room. The property is double glazed and this is complemented by electric heating. Externally there is an enclosed front garden and a gravelled parking area.



Tucked away at the end of a small no-through road, this is a charming semi detached home which has recently been the subject of updating and improvement. An internal inspection will provide two bedrooms to the first floor, both having outstanding views towards Carn Brea. To the ground floor there are two separate living rooms and a well appointed kitchen/diner, a utility and a shower room. Some three or four years ago, the property was subject to considerable updating and the property has been double glazed. It also has a wet central heating system using an electric boiler and extra heating is provided by a wood burner. Externally there is a generous enclosed front garden and parking for several vehicles. A gate leads to a lovely wooded copse area which has been carefully cultivated by the owner and in our opinion is a very important feature of the home. It is not often that we are able to offer properties such as this and it is tucked away from the main road with the lane only serving two other properties.

LOUNGE

12'9" x 8'2" (3.89m x 2.49m)

With an external door and stairs to the first floor with understairs storage. Wood burning stove in a slate surround and hearth. Built-in cupboard housing the electric boiler. Radiator and an open joist ceiling.

SECOND LIVING ROOM

11'6" x 10'10" (3.53m x 3.31m)

Fireplace with an inset Morso Squirrel multi fuel burner (the chimney has been refurbished/relined), open joist ceiling and a radiator.

KITCHEN/DINER

29'1" x 7'1" (8.87m x 2.17m)

A lovely room being part of the modern extension having a window and bi-fold doors to the front elevation. There are plenty of working surfaces incorporating a Belfast sink, plenty of cupboards and drawers beneath and also a peninsular breakfast bar. Complementary eye level cupboards are also provided and a double tall cupboard. Fitted appliances include an oven, hob, microwave, cooker hood and a dishwasher. There are two radiators, spot lighting, a roof light and wood flooring.

UTILITY ROOM

9'9" x 6'0" (2.99m x 1.84m)

Space for white goods, working surfaces, a roof light, a tiled floor and a radiator.

SHOWER ROOM

6'1" x 6'6" (1.86m x 2.00m)

Corner shower cubicle with a mains shower and an extractor. Enclosed wash hand basin with cupboards and drawers plus a shaver point. Low level wc, a radiator and a heated towel rail. Wall and floor tiling.

FIRST FLOOR

BEDROOM 1

13'5" x 11'10" (4.09m x 3.61m)

A lovely room with two windows taking full advantage of the view to the Carn. Radiator.

BEDROOM 2

14'11" x 8'4" (4.57m x 2.56m)

With a fine view and a radiator. Fitted wardrobe with a louvre door and an adjoining airing cupboard housing the hot water cylinder.

LANDING

Window to the rear.

OUTSIDE

To the front of the property there is a patio area taking full advantage of the sun and there is a custom made garden shed. There is a well enclosed lawned area with various borders and steps leading to gravelled parking facilities for several vehicles. Just across a small lane is a gate leading to the copse. We are given to understand that the total area of land including the cottage is approaching one acre. The land has been the subject of a lot of work over recent years and has been cleverly copped, has various trees, lawns, natural gardens and shrubbery. It is well enclosed and in our opinion is a most important part of the home. We do not often find properties with such an added bonus. There is a pedestrian right of way over the front of the next door property.

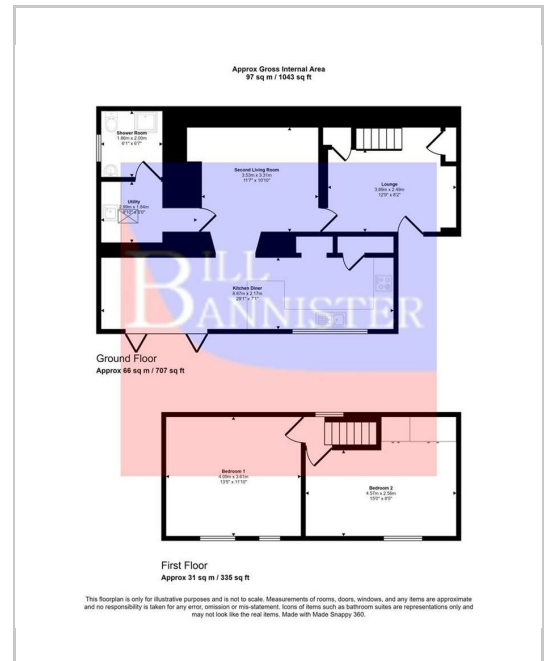
DIRECTIONS

From our office in Redruth turn left into West End and follow the road all the way down to Blowinghouse roundabout. Take the second exit onto the old bypass and turn left by Tremethick House care home into Tarewaste. Follow this road all the way down and you will come to the property in front of you identified by a For Sale board with gravel parking facilities.

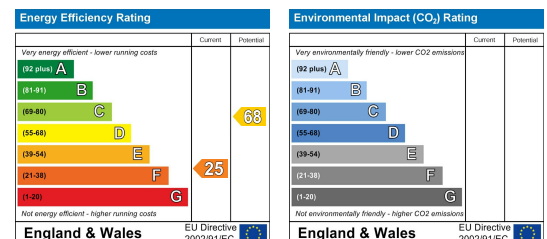
Area Map



Floor Plans



Energy Efficiency Graph



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