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**BILL  
BANNISTER**

Sales & Lettings



## The Snug Seleggan Hill

Redruth, TR16 6RS

**Guide price £200,000**



We are pleased to offer for sale this well enclosed parcel of land with the benefit of static van, an ancillary room, a summerhouse and the bonus of a substantial double garage and parking facilities.



This is a most interesting opportunity to acquire a well enclosed parcel of land bordering open fields. At the present time there is a large car port and secure area, plenty of parking and two generous garages. Beyond this a gateway leads to a static van approximately 28' x 10' having propane fitted and two bedrooms. There is also a very useful building that was once used as an ancillary unit when the nearby cottage was renovated some years ago. There is also a summerhouse and lawned ground.

We are informed that the garages were granted permission in 2011. In 2013 the static van had permission granted as it was part of the vendors former home. The chalet has permitted development as again it was part of the same property.

When you wish to view, the vendor has volunteered to accompany viewings so he can explain the finer points. At the present time there is no actual planning permission and having spoken to the vendor, guidance will need to be taken from the planning department at Cornwall Council.

Situated in a small private lane that also serves two further dwellings, it is ideal if you wish to be out of town yet within easy reach of facilities.

**STATIC VAN**

28' x 10' (8.53m x 3.05m)

With propane fitted and arranged as a lounge/diner/kitchen, two bedrooms and a shower facility.

**ANCILLARY BUILDING**

19'4" x 15'5" (5.91m x 4.70m)

Fitted with partitions and having some kitchen units and plumbing facilities.

**SUMMERHOUSE**

7'8" x 7'8" (2.34m x 2.34m)

Recently constructed.

**GARAGE**

19'8" x 16'4" approx (6.00m x 5.00m approx)

With two doors and housing the generator.

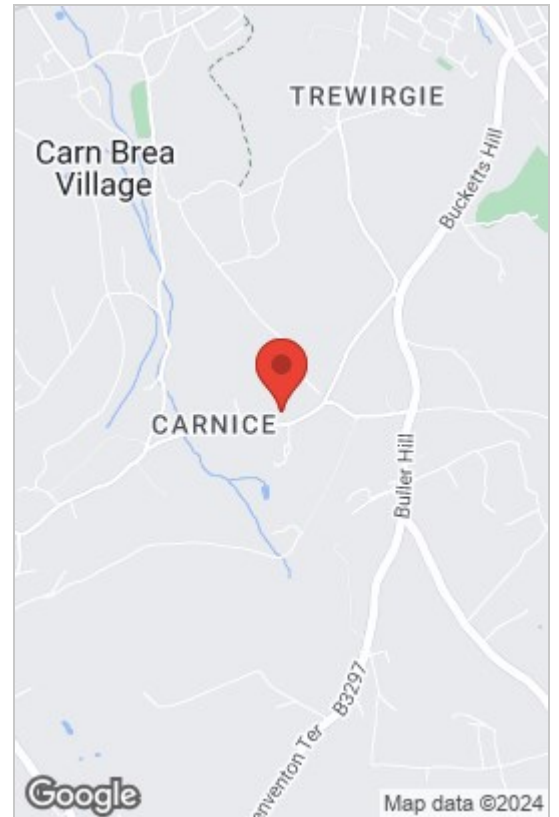
**OUTSIDE**

The Snug is approached via a gravel driveway and has further parking facilities for eight vehicles with the adjoining property having vehicular access to their garage.

**DIRECTIONS**

From our office in Redruth turn right and proceed through Falmouth Road all the way up to the five crossroads and traffic lights. Turn right sign posted to Helston and take the next right sign posted Carnkie. Proceed into the hamlet and you will see the parking facilities for the mineral tramway on the left and a former garage on the right. Just below this there is a small turning which will take you to The Snug identified on the right hand side.

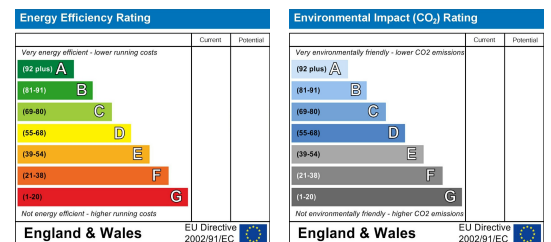
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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