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# BILL BANNISTER

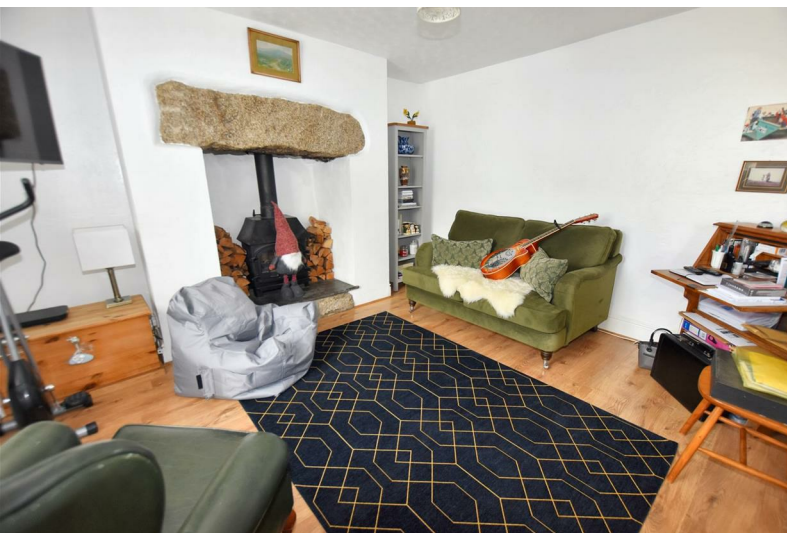
Sales & Lettings



## 9 Greenfield Terrace

Portreath, Redruth, TR16 4LY

**Guide price £479,950**



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Located in the coastal region of Portreath with its fine sandy beach and local amenities, this beautiful property is tucked away in a quiet location and offers extremely versatile accommodation. We understand from the vendor that the property was extended in 1996 and the accommodation now comprises of five bedrooms with a one bedroom annexe and outbuildings. The property itself has many character features and spacious accommodation with a lounge, kitchen/diner, bathroom and shower room plus a triple aspect sun room. In addition to this, as previously mentioned, there is a one bedroom annexe to the rear of the property and parking for two vehicles. The property is double glazed and has propane gas heating. If required, there is additional parking to the front of the property. This is truly a delightful coastal residence and therefore an early inspection is recommended.

Glazed stable door to:

## **ENTRANCE PORCH**

**7'4" x 3'11" (2.25m x 1.20m)**

Half glazed door with a welcome inset mat. Roll edge work surface and half obscure glazed door to:

## **HALLWAY**

Stairs to first floor, fuse box, radiator and an understairs storage cupboard with shelving. Doors leading to:

## **LOUNGE**

**11'1" x 13'1" (3.40m x 4.00m)**

With a feature granite inglenook fireplace and granite hearth with a log burner. Recess to both sides, window overlooking the front garden and a radiator.

## **KITCHEN/DINER**

**20'8" x 19'7" (6.31m x 5.97m)**

Feature brick walled fireplace with a wooden surround and slate hearth housing a wood burner. Beamed ceiling and a skylight. The kitchen area comprises of a range of base and eye level units with work surfaces and tiled splash backs. Rangemaster cooker, space for white goods and a centre island. One and a half bowl stainless steel sink. Sliding patio doors lead to a covered patio area and a further door leading to:

## **L SHAPED INNER HALLWAY**

Radiator, recess with shelving and doors to:

## **BEDROOM 4**

**8'5" x 12'7" (2.59m x 3.86m)**

Window overlooking the rear garden, radiator, built-in wardrobe with shelving and hanging.

## **SHOWER ROOM**

**4'9" x 8'3" (1.47m x 2.54m)**

Corner shower cubicle with a wall mounted Mira shower. Obscure glazed window to the side elevation. Wash hand basin with vanity unit below and a low level wc with aquaboard surround. Tiled flooring and a stainless steel heated ladder towel rail.

## **SUN ROOM**

**6'11" x 17'9" (2.11m x 5.42m)**

A triple aspect room with half glazed units and a further window to the side elevation. Focal fireplace with wooden mantel and a door leading to the covered patio area. Steps to:

## **OFFICE/BEDROOM 5**

Wooden panelling surround, radiator, skylights, two windows and a door to:

## **FURTHER KITCHEN/UTILITY ROOM**

**12'7" x 6'5" (3.86m x 1.98m)**

A triple aspect room with half glazed upvc panels. Roll edge work surface with cupboards and shelves below. Stainless steel sink and drainer. Half glazed upvc door leading to the rear garden.

## **FIRST FLOOR**

### **LANDING**

Skylight and doors leading to:

### **FAMILY BATHROOM**

**7'4" x 8'2" (2.25m x 2.51m)**

Panelled bath with wall mounted shower and shower screen. Built-in double vanity unit with a his and hers wash hand basin. Low level wc, fully tiled surround and an obscure glazed window to the rear. Heated ladder towel rail, built-in airing cupboard housing the Worcester boiler and shelving below.

### **BEDROOM 1**

**12'3" x 11'10" (3.74m x 3.61m)**

Window to the rear and a radiator.

### BEDROOM 2

10'0" x 13'9" (3.06m x 4.21m)

Window overlooking the front garden with a deep sill and shutters. Built-in cupboard with hanging rail. Radiator.

### BEDROOM 3

8'0" x 7'10" (2.45m x 2.40m)

Window to the front with a deep sill and shutters. Built-in overstairs cupboard with hanging and shelving. Access to the loft.

### OUTSIDE

To the front of the property a wooden gate and pathway leads to the front. There is further gated access onto a shingle area which could provide further parking if required. There is also a further storage container useful for bikes/patio furniture. To the rear of the property the garden itself is enclosed and provides a paved pathway giving access to the side of the property with areas of astro turf and a plethora of mature bushes, trees and shrubs. There is SUMMERHOUSE 2.00m x 1.50m (6'6 x 4'11) and a further shingle area with decking giving access to the WORKSHOP 3.80m x 4.10m (12'5 x 13'5) with power and lighting, stainless steel sink and drainer with cupboards below, shelving and a storage area overlooking the rear garden and side elevation. A gate gives access to the rear of the property.

### BLOCK BUILT ANNEXE

Half glazed door to:

### LOUNGE/LIVING AREA

14'10" x 8'9" (4.53m x 2.67m)

Window overlooking the rear of the property, fitted shelving, recess lighting and a door to:

### BEDROOM

11'0" x 9'4" (3.37m x 2.85m)

Window to the rear of the property and access to:

### SHOWER ROOM

3'4" x 9'4" (1.04m x 2.85m)

Built-in shower cubicle with bi-fold doors and aquaboard surround. Wall mounted wash hand basin and a low level wc.

Behind this there is gated access with a driveway and parking for two vehicles.

### DIRECTIONS

From our office in Redruth proceed along Chapel Street and continue down to the roundabout by Tesco. Continue straight on, under the bridge and follow this road all the way into the village of Portreath. After passing the school on the left hand side take the next turning right where Greenfield Terrace will be facing you.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

### SERVICES

Mains drainage, mains electricity and mains water. Propane gas heating.

Broadband highest available download speeds - Standard 6 Mpbs, Superfast 52 Mpbs Mpbs (sourced from Ofcom).

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



## Road Map



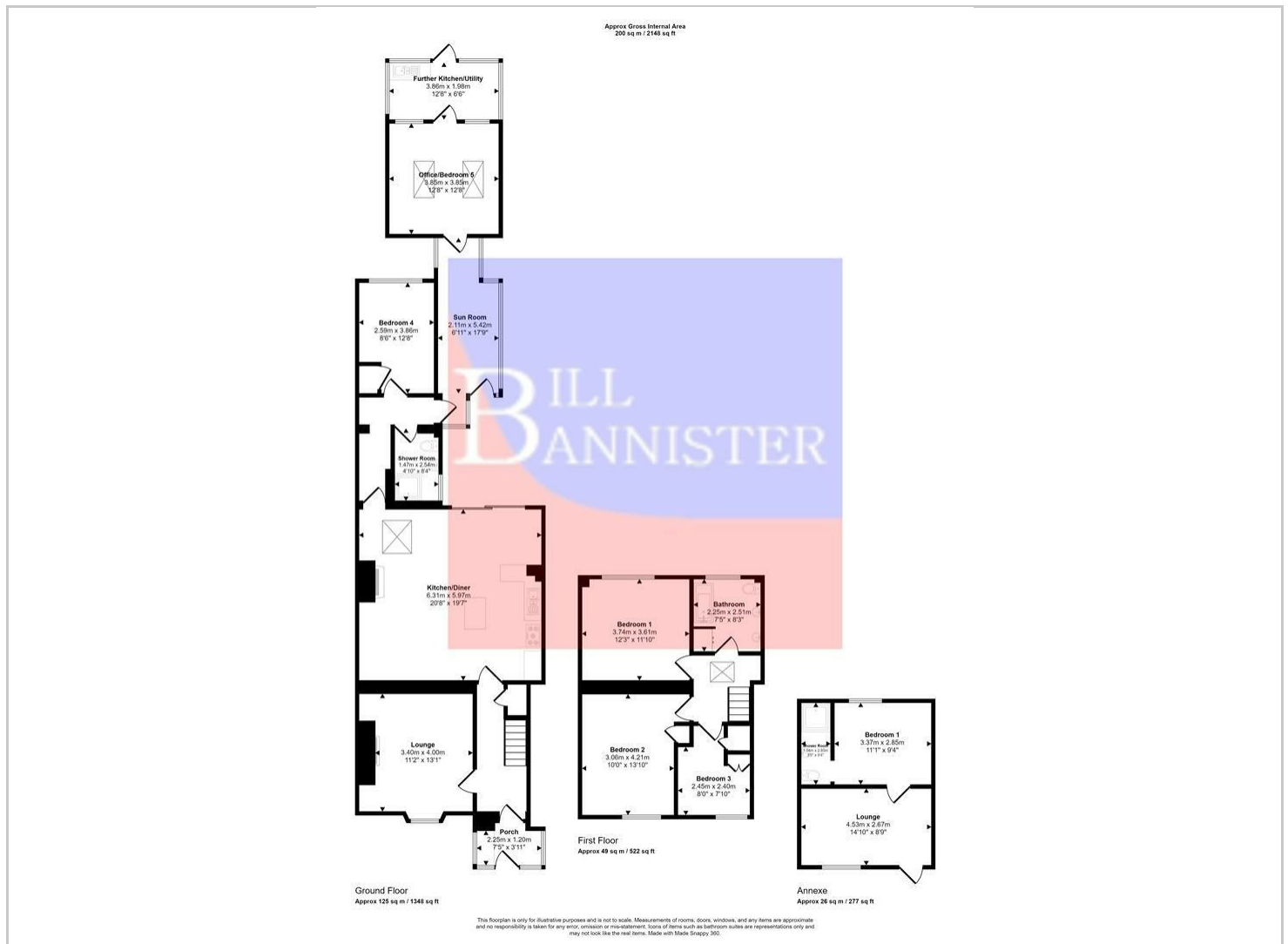
## Hybrid Map



## Terrain Map



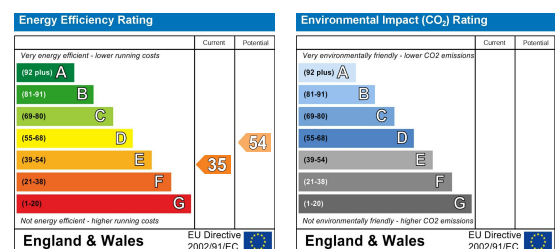
## Floor Plan



## 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



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