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Sales & Lettings



The Brambles, 5 Grove View, Trevarth Road

Carharrack, Redruth, TR16 5SE

Guide price £485,000



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Number 5 Grove View is a detached bungalow set well back from the road and offering a good degree of privacy. Although it only has one bedroom, this is very good sized and in our opinion could probably be made into two if so required. It has a lovely lounge and a well appointed kitchen/diner together with a shower room. There is oil fired central heating and double glazing. The property is well presented and also has access to the loft space. The property was individually designed to suit the vendors needs at the time.

Externally there is the added bonus of a piece of land and it would appear that the total site is approximately 1.39 acres. Paperwork has come from Cornwall Council regarding a pre-app and should any purchaser wish to pursue this further, it would be necessary to speak to the planning department as possibly six residential affordable homes will be considered. However, we suggest that you do read through the report from the Council carefully to update yourself of the situation. An alternative thought from the vendor would be the possibility of changing the planning to perhaps two substantial dwellings. We must stress that this has not been put to the Council in any way and any possible purchaser would really need to speak to the planners in depth concerning this. Bearing in mind that properties with land are in good demand, we would think that alternatively you may just wish to enjoy this piece of land and perhaps incorporate it into the existing gardens to the front and rear of the property. There is also the added benefit of a stone barn to the rear of the garden which could provide a development opportunity subject to the necessary planning consents that may be required from the local council. In addition to the garage, there is parking and turning for several cars.

Trevarth is very popular overlooking Trevince Woods

and it gives access to the villages of Carharrack and Lanner which are served by buses. Properties are well sought after in Trevarth and as previously mentioned the bungalow lends itself to perhaps remodelling if so required.

LONG ENTRANCE HALL

With a radiator, upvc double glazed front door and laminate flooring.

LOUNGE

12'0" x 18'9" (3.66m x 5.72m)

A lovely room with wall and centre lights, a radiator and an outlook to the front aspect.

BEDROOM

11'0" x 18'10" (3.37m x 5.76m)

Reading lights and a radiator.

KITCHEN/DINER

22'4" x 8'9" (6.82m x 2.68m)

Quite a substantial room having a one and a half bowl stainless steel sink unit together with plenty of working surfaces having cupboards and drawers beneath plus eye level units. There is a radiator and French doors to the rear. Internal access to a large shelved storage space and then to:

GARAGE

9'10" x 15'0" (3.01m x 4.59m)

With an up and over door and a side door.

SHOWER ROOM

8'9" x 8'7" (2.67m x 2.63m)

Walk-in shower cubicle with a Mira shower. Wash hand basin with tiling and a mirror. WC.

WALK-IN CUPBOARD

Housing the oil boiler.

OUTSIDE

To the front there is a tarmac hard standing for several vehicles and plenty of turning space with a driveway to the garage. The pathway to the front of the bungalow is bordered by flower beds etc. To the rear is a substantial piece of ground measuring approximately 1.39 acres with Gunnera and other interesting planting. To the side there is a further area of garden with a store that was formerly a static van. Access is given to the land itself being well enclosed. As previously mentioned, paperwork is available regarding the affordable housing.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth and at the bottom of Lanner village turn left by the Coppice Inn. Follow this road along and the property will be found some three quarters of the way along on the left hand side before reaching the village of Carharrack.

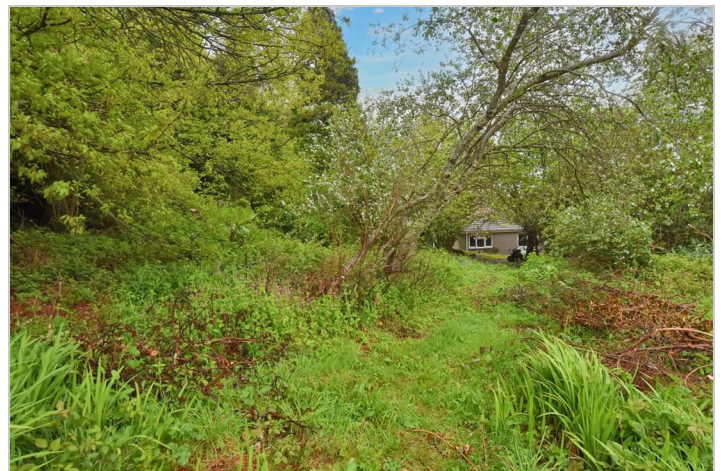
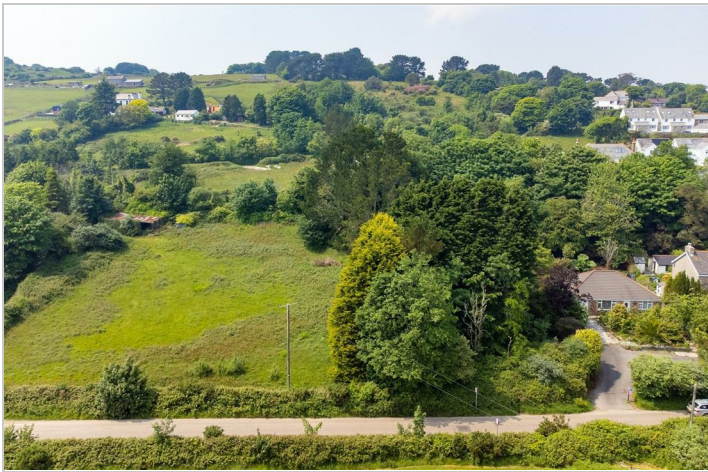
AGENTS NOTES

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains metered water, mains electricity.



Road Map



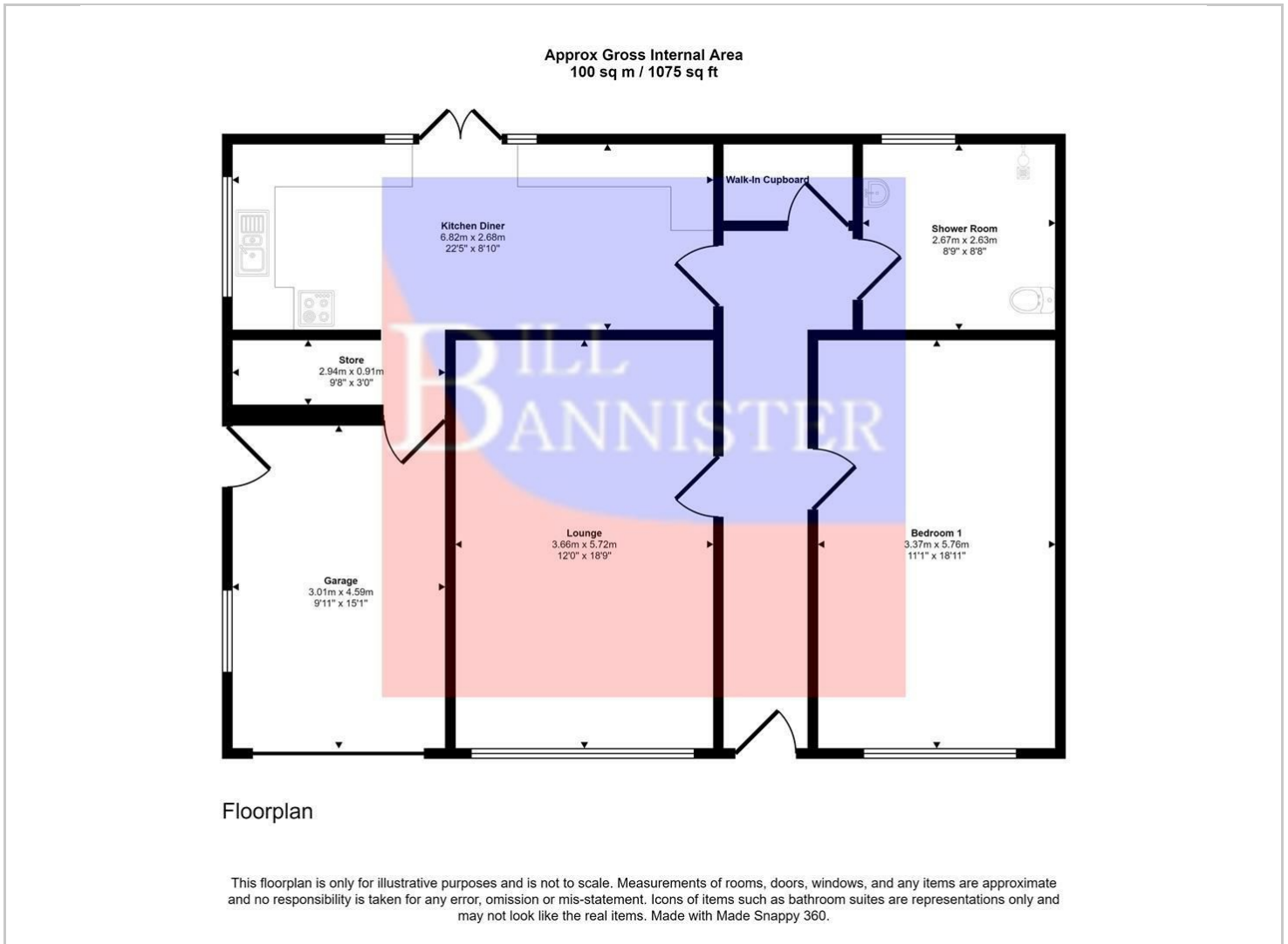
Hybrid Map



Terrain Map



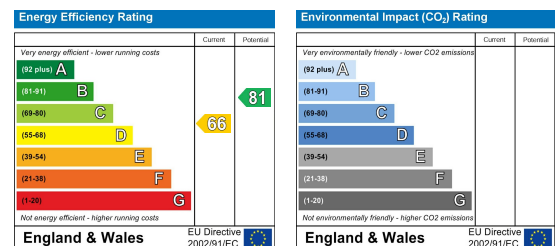
Floor Plan



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.