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Sales & Lettings



## Fairfield Vean Fairfield

Illogan, Redruth, TR16 4EJ

**Guide price £650,000**



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Offered with the benefit of no onward chain, this is an amazing detached bungalow offering very spacious accommodation and set in large gardens. Internally you will find an entrance porch with columns leading to an inner hall with a cloakroom and on to a very pleasant lounge with a focal point delabole slate fireplace. This opens to the dining room which has doors to a very large sun room. There are three bedrooms with the master having a dressing room with wardrobes and an en-suite facility. The other bedrooms open into the inner hallway where you will find a double airing cupboard housing the hot water tank. There is also a family bathroom. Beyond the kitchen, which is well fitted, there is a further sun lounge with a mainly transparent ceiling. Internal access is given to a substantial double garage with an electric up and over door and there is also a laundry room with a further wc and shower. Double glazing has been installed and there is an oil fired heating system. Externally there is a private gate and driveway leading to plenty of parking and turning and also the garage. There is a lovely very generous lawned front garden flanked by fir trees and very well established borders. To the side of the property is an ornamental rockery/fish pond and land butting onto an open field. The rear garden is mostly laid to lawn with two useful outbuildings and a good degree of seclusion. We feel that the grounds are a substantial part of this property's appeal. The property gives access to Tehidy Woods and golf links, the north coast at Portreath and shopping facilities in Illogan itself. Here you will also find bus services.

## **ENTRANCE PORCH**

**15'0" x 5'5" (4.58m x 1.67m)**

With two columns and a double glazed door. Tiled floor and small pane effect windows to the front.

## **INNER HALLWAY**

Double cupboard and a radiator.

## **CLOAKROOM**

Wash hand basin, a wc, three quarter wall tiling and a tiled floor.

## **LOUNGE**

**21'1" x 12'11" (6.44m x 3.94m)**

A lovely dual aspect room with a delabole slate fireplace and hearth. Radiator and a pine ceiling. This room opens to:

## **DINING ROOM**

**13'0" x 9'10" (3.98m x 3.02m)**

A pine ceiling, a radiator and fitted shelving. Doors to:

## **SUBSTANTIAL SUN LOUNGE**

**12'4" x 19'10" (3.78m x 6.07m)**

With a pine ceiling, a radiator, hard flooring and views over open land.

## **KITCHEN**

**11'8" x 13'4" (3.57m x 4.07m)**

Twin bowl stainless steel sink unit, working surfaces with cupboards and drawers beneath plus a double oven, hob, and cooker hood. There is a breakfast bar with a radiator. Space for white goods, tiled floor and eye level units. Door to:

## **EXTRA RECEPTION ROOM**

**15'3" x 20'7" (4.66m x 6.29m)**

With a glass ceiling and a cupboard housing an oil fired boiler. Water feature and patio doors to the rear. This room opens to a decked area that has a covered roof.

## **LAUNDRY ROOM**

**15'11" x 11'6" (4.87m x 3.52m)**

Single drainer stainless steel sink unit, space for white goods and wall cupboards.

## **CLOAKROOM**

With a walk-in Mira electric shower, tiled walls and glass bricks. Basin and WC.

## **BEDROOM 1**

**15'3" x 13'1" (4.65m x 4.00m)**

A lovely room with picture windows looking out over open land. Fitted wardrobes and a radiator.

### **DRESSING ROOM**

**8'3" x 15'0" (2.54m x 4.59m)**

Banks of wardrobes to either side, a radiator and a dual aspect.

### **EN-SUITE**

**6'7" x 11'11" (2.01m x 3.64m)**

Tiled walls and a pine ceiling. Shower cubicle with a Mira shower, pedestal basin and a low level wc. Radiator.

### **BEDROOM 2**

**10'3" x 12'8" (3.13m x 3.88m)**

Fitted wardrobes, a wash hand basin, a mirror, shaver point and a radiator.

### **BEDROOM 3**

**9'7" x 11'7" (2.93m x 3.55m)**

Fitted cupboards and shelving plus a radiator.

### **FAMILY BATHROOM**

**7'1" x 7'8" (2.17m x 2.34m)**

Shower cubicle with a Mira shower, a panelled bath and a pedestal basin with a dressing table having storage beneath. Low level wc, electric wall heater and a radiator.

### **INNER HALLWAY**

Double airing cupboard housing a hot water cylinder. Radiator and loft access.

### **OUTSIDE**

Approached via a gate and driveway, to the right hand side

there is a very generous well tended lawned area with some fir trees and established borders. DOUBLE GARAGE 4.81m x 7.19m (15'9" x 23'7") with an electric up and over door and pedestrian access. To the side there is a generous area of paving and walls butting onto open land. There is quite an extensive pond/water feature with pumps etc. To the rear of the property is a further generous lawned area being well enclosed and offering a good degree of privacy. There are two storage buildings with upvc doors and windows. Oil storage tank and a wood store.

### **DIRECTIONS**

From our office in Redruth proceed along Chapel Street and on into Foundry Row. At the roundabout by Tesco proceed straight on under the bridge and turn left on the old Portreath Road. At the T junction in Sparnon Gate turn left and follow this road through Voguebeloth to the double mini roundabout. Continue straight over into Alexandra Road and turn right at the crossroads. Take the first gated lane next to the property named Crossways on the left, proceed around the right hand bend and the property will be found on the right hand side.

### **AGENTS NOTES**

TENURE: Freehold.

COUNCIL TAX BAND: F.

### **SERVICES**

Private drainage (septic tank), mains water, mains electricity.



## Road Map



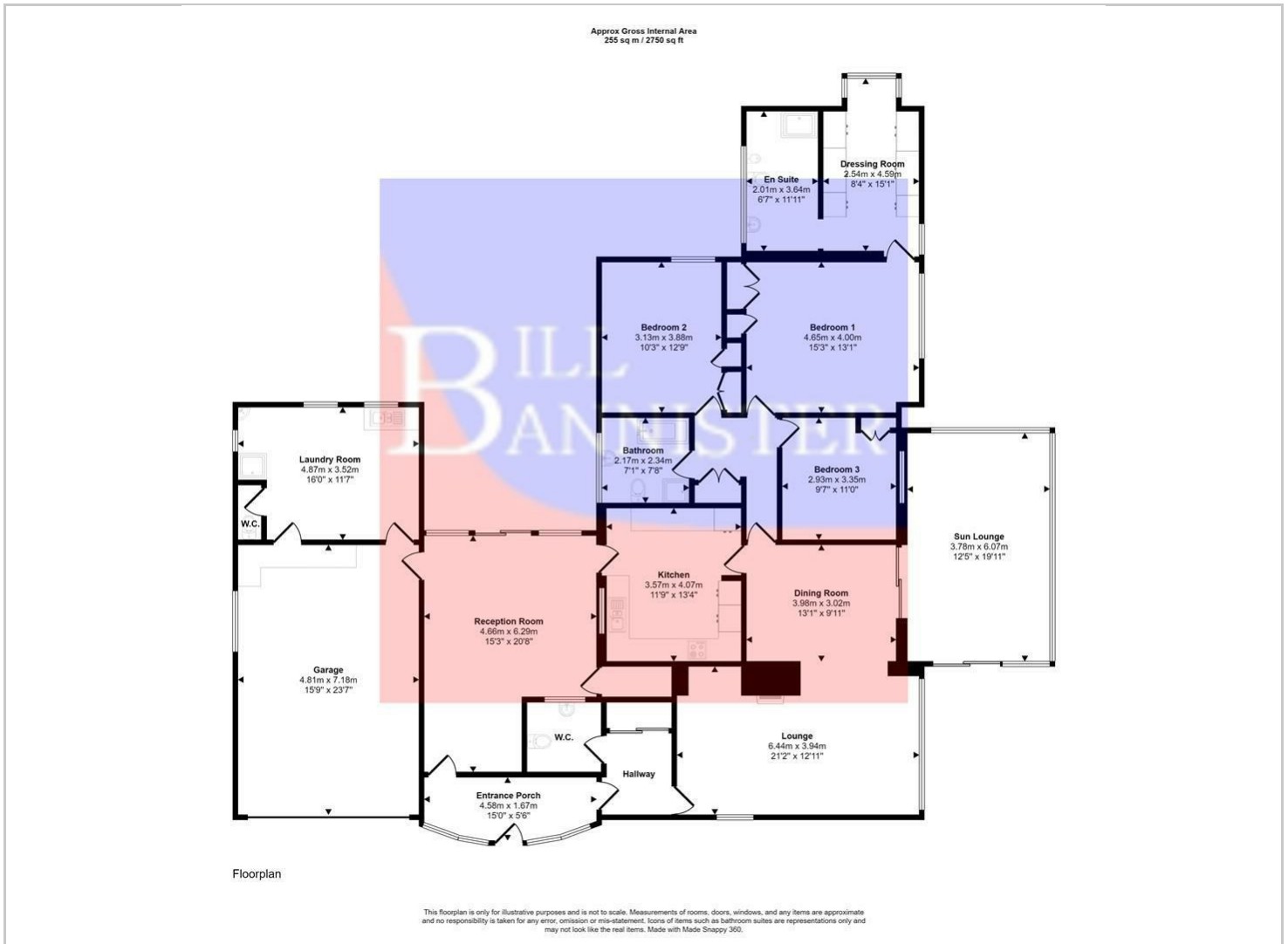
## Hybrid Map



## Terrain Map



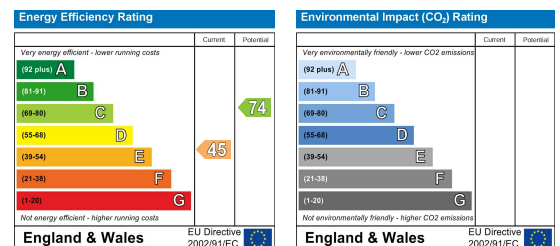
## Floor Plan



## 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



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