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Sales & Lettings



## Dracaena Burnwithian

St Day, Redruth, TR16 5LG

**Guide price £485,000**



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In our opinion, one of the most important features of this home are the beautiful professionally landscaped grounds to both front and rear. It is difficult to do full justice by photographs only and it is strongly recommended that an appointment is made to view. The property is a single storey dwelling with an attic space and it offers comfortable generous accommodation to include a substantial lounge and sun lounge beyond. There is also a dining room with stairs to the attic and this room has previously been used as an extra bedroom if so required. In addition to the well appointed kitchen there is also a useful laundry room. From the rear elevation the windows give the best views over the grounds. Double glazing has been installed and the property is heated via a stove in the dining area, the kitchen/breakfast room and also the lounge. Externally a gateway leads to turning/parking facilities for probably five/six vehicles and there is also a covered area for a motorhome. A large garage is provided with a workshop and as previously mentioned, the most lovely well stocked gardens. The property is close to the primary school and gives easy access to St Day village. Here you will find two shops, a butchers, a pharmacy, a post office and two public houses. Bus services to Truro and Redruth are also available.

## **ENTRANCE PORCH** **7'6" x 5'11" (2.30m x 1.81m)**

Laminate flooring and a door to:

## **HALLWAY**

With wood flooring and an airing cupboard housing a copper cylinder.

## **LOUNGE** **16'11" x 16'4" (5.17m x 4.98m)**

A lovely spacious room with oak flooring and a focal point exposed stone wall with an inset woodburner and hearth. Double doors to:

## **CONSERVATORY** **13'8" x 11'9" (4.18m x 3.59m)**

A really spacious room taking in lovely views of the garden with double doors.

## **DINING ROOM/EXTRA BEDROOM** **12'11" x 9'10" (3.94m x 3.01m)**

Wood flooring, open tread stairs to the attic and spot lighting.

## **KITCHEN/BREAKFAST ROOM** **9'7" x 21'4" (2.93m x 6.52m)**

A very generous room focusing on a wood burner at one end. This room has a triple aspect and external access. Single drainer stainless steel sink unit plus a good array of working surfaces with splash backs and cupboards and drawers beneath. Inset propane Range, a dishwasher and space for further white goods. Eye level cupboards. Steps to:

## **LAUNDRY ROOM** **6'0" x 7'11" (1.85m x 2.42m)**

With a slate floor, external access, working surfaces and eye level cupboards.

## **BATHROOM** **11'0" x 10'5" (3.36m x 3.18m)**

Panelled bath, separate tiled shower cubicle with a Mira electric shower, wall hung basin and low level wc. Ladder towel rail and fully tiled.

## **CLOAKROOM**

Low level wc and half height wood panelling.

## **BEDROOM 1** **10'4" x 14'4" (3.17m x 4.39m)**

Fitted wardrobes and cupboards. Laminate flooring.

## **INNER HALL** With a radiator.

**BEDROOM 2**  
**12'5" x 10'6" (3.79m x 3.22m)**

Four built-in cupboards.

**BEDROOM 3**  
**12'9" x 7'10" (3.89m x 2.40m)**

With a radiator.

**ATTIC ROOM**  
**15'5" x 7'10" (4.71m x 2.39m)**

With two Velux windows and three accesses to roof storage space. Lighting.

**OUTSIDE**

There is parking and turning space for several vehicles and a covered storage for a motorhome. There is a LARGE GARAGE with an inspection pit and an adjoining WORKSHOP and stairs to plenty of storage on the first floor of the garage. The front garden is enclosed and is beautifully presented with the main focal point being the Gunnera by the side of a pond that is some 6ft in depth. This is fed by a layered fountain and stream with an electric pump at the top. To the side and beyond this there is a profusion of planting and shrubbery which really is amazing and has to be seen. The rear garden has patio area, access to a greenhouse, a covered area and a fountain. There are lawns and to all sides and an amazing amount of shrubbery has been planted for which we cannot stress enough the importance of a

viewing. There is an ATTACHED FORMER DARK ROOM with two rooms and power connected to the rear of the garage. The grounds are all very well enclosed giving seclusion, security and privacy.

**DIRECTIONS**

Leaving Redruth on the main road towards Falmouth proceed through the village of Lanner and turn left by the Coppice Inn. Follow this road all the way through to Carharrack. Turn left at the T junction proceeding through the village, down the dip and up the other side taking the first turning left into Church Hill. Proceed past St Dav Holiday Park on the left and at the top of the hill turn left where the property will be found on the right opposite St Day & Carharrack primary school.

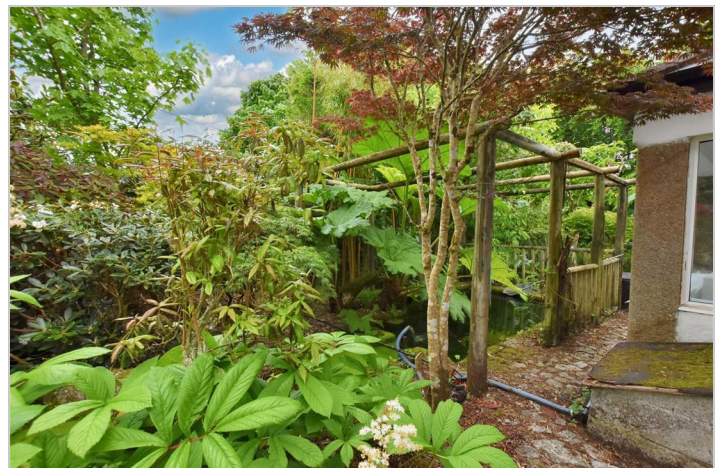
**AGENTS NOTES**

TENURE: Freehold.

COUNCIL TAX BAND: B.

**SERVICES**

Private drainage (septic tank), mains water, mains electricity and bottled gas.



## Road Map



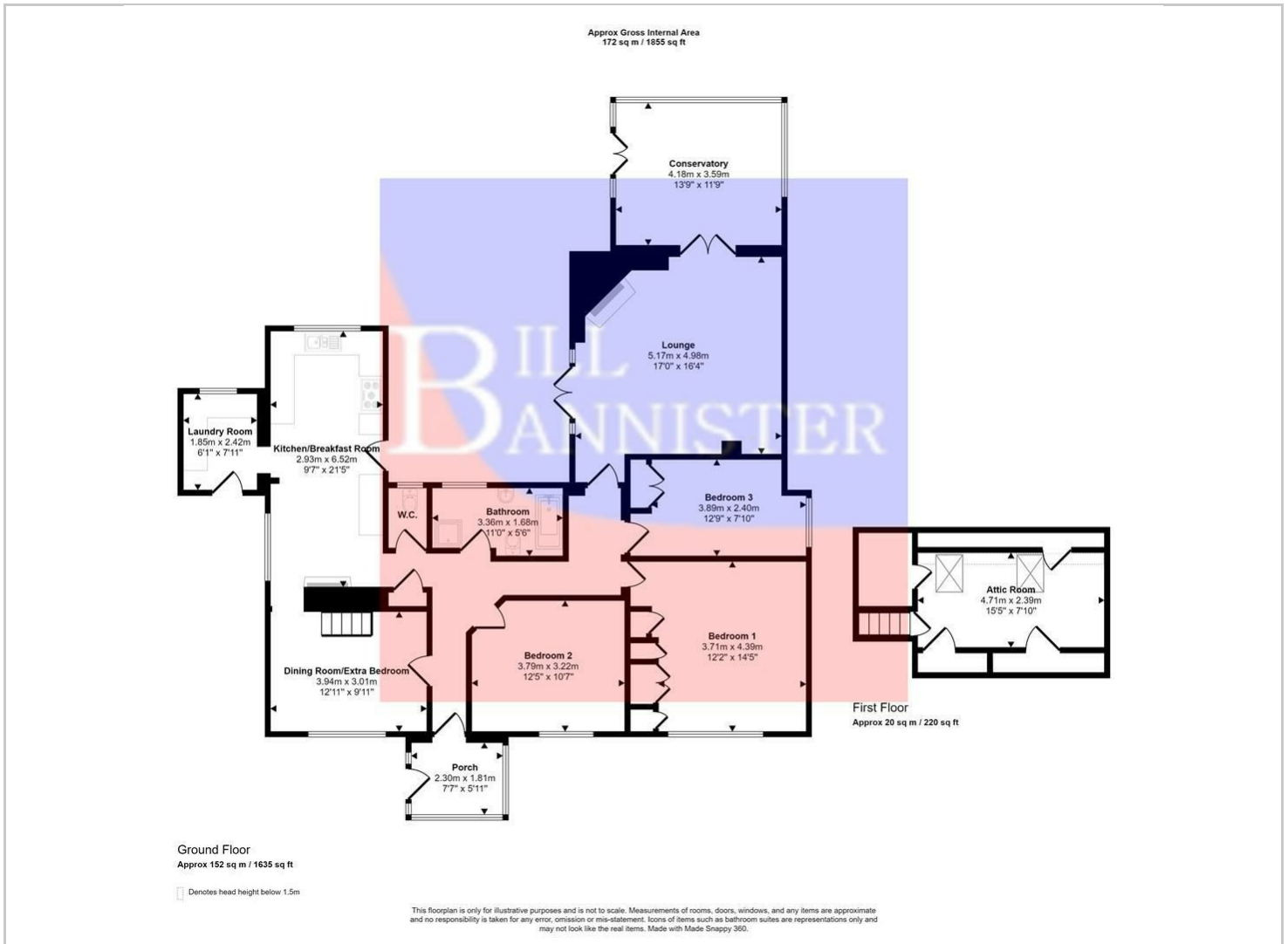
## Hybrid Map



## Terrain Map



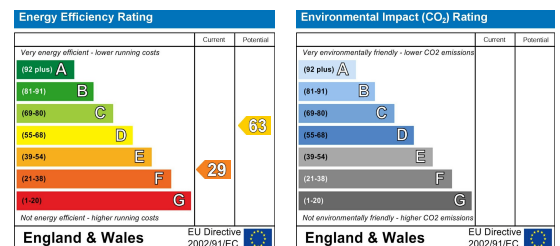
## Floor Plan



## 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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