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Sales & Lettings



Tresithney House Trevince Parc

Carharrack, Redruth, TR16 5QX

Guide price £499,950



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Tucked away down a small tarmac lane, Tresithney House is a very well presented modern home constructed by WJ Ladd in 1985. The property has four bedrooms together with a family bathroom to the first floor. To the ground floor there is a good hallway, a cloakroom, a substantial lounge with an inset multi fuel stove and there is a fitted kitchen with open access to a dining room. Heating is via a modern Grant oil boiler and the double glazing is hardwood. One of the many features of this home is the lovely rear garden which over the years has been cultivated and now produces a wealth of colour together with Palm trees, patios and a substantial greenhouse and outbuilding. It is all well enclosed and quite private. To the front a driveway leads to a parking/turning area for several vehicles. The garage is double length currently being used as a workshop and to the side there is a useful car port. There is also a small store and a laundry room. Carharrack village is within a few hundred yards walk and offers shopping facilities and bus services to Redruth and Truro.

ENTRANCE HALLWAY

With a tiled floor, a shelved cupboard and a radiator. Partially glazed front door.

CLOAKROOM

With half tiling, a wash hand basin with a cupboard beneath and a wc.

LOUNGE

13'0" x 19'9" (3.98m x 6.02m)

A lovely room focusing on a multi fuel stove set into a brick fireplace and hearth. This is a dual aspect room with double doors to the rear. Radiator.

DINING ROOM

10'9" x 10'4" (3.30m x 3.17m)

Tiled floor and a radiator. Open access to:

KITCHEN

12'7" x 8'10" (3.86m x 2.70m)

Well appointed with a one and a half bowl stainless steel sink unit, plenty of working surfaces with storage beneath and tiled splash backs. Complementary eye level cupboards and a plate rack. Appliances include an oven, hob, cooker hood, fridge and deep freeze.

FIRST FLOOR

BEDROOM 1

10'7" x 10'11" (3.25m x 3.34m)

Fitted wardrobes and a radiator.

BEDROOM 2

12'10" x 8'8" (3.92m x 2.66m)

Double wardrobe and a radiator.

BEDROOM 3

12'11" x 8'5" (3.94m x 2.58m)

Fitted wardrobes and a radiator.

BEDROOM 4

8'8" x 7'9" (2.65m x 2.37m)

Radiator.

LANDING

Access to the loft space with a light. Dado rail.

BATHROOM

13'1" x 5'11" (4.01m x 1.81m)

Well appointed modern bathroom with a twin grip panelled bath having a tiled surround. Separate shower cubicle with a mains shower and a folding door. Vanity wash hand basin and a low level wc. Wall and floor tiling, radiator and an airing cupboard housing a hot water cylinder.

OUTSIDE

A tarmac driveway leads to parking and turning facilities for several vehicles. There is a **SUBSTANTIAL DOUBLE LENGTH GARAGE/WORKSHOP** 4.38m x 11.12m (14'4 x 36'6) offering endless possibilities for the handyman or classic car collector. There is a **LARGE CAR PORT** with a tap and a **LAUNDRY ROOM/STORAGE** 2.75m x 1.73m (9' x 5'8) attached to the garage. To the side and rear there are lovely well enclosed gardens extensively stocked. There are various patio areas, a range of Lime trees, a fruit cage, Dracaenas and a **GREENHOUSE** 3.05m x 2.44m (10' x 8'). There is side paving with a **STORE** 2.13m x 1.52m (7' x 5'), a small tool shed and an outside tap. The oil boiler is located to the rear of the property. We really must stress that the gardens are an important feature of this home and deserve inspection. The fascias etc have recently been replaced with upvc for ease of maintenance.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth to the bottom of Lanner village. Turn left by the Coppice Inn and follow the road through Trevarth to the village of Carharrack. At the T junction turn left into the main street and turn first right by the church into Higher Albion Row. Take the second right into Sparry



Lane, follow this around into Trevince Parc and Tresithney House will be found on the right hand side down a small private lane between number 22 and 24.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

SERVICES

Mains drainage, mains metered water and mains electricity. Oil heating.

Broadband highest available download speeds - Standard 13 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three None, O2 Limited, Vodafone Limited (sourced from Ofcom).



Road Map



Hybrid Map



Terrain Map



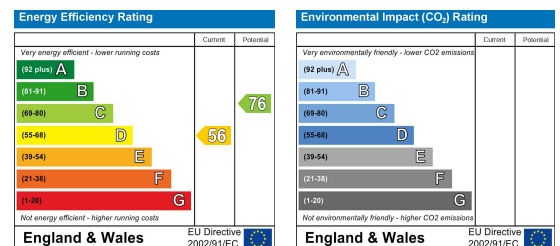
Floor Plan



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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