

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL  
BANNISTER**

Sales & Lettings



## Seton House

Scorrier Road, Redruth, TR16 5AA

**Guide price £635,000**



# Seton House

Scorrier Road, Redruth, TR16 5AA

**Guide price £635,000**



Situated on the outskirts of Redruth on the Truro side, this is a most substantial detached house that in our opinion offers adaptable accommodation. It also has planning for an annexe plus conversion of the garage block into two bedroomed accommodation retaining one garage itself. There are good well enclosed gardens being sheltered and private to the side and there is also a large koi pond. The property has gas fired heating and this is complemented by double glazing. There is a good entrance hallway with stairs to the first floor and a substantial lounge with a traditional fireplace and double doors leading to a very good sized conservatory with a good standard of insulation and two large radiators. There is a separate dining room which has an ornate ceiling and the kitchen/breakfast room is very well appointed. A small annexe is also provided with a shower room and a living room/bedroom which looks out over the koi pond. Four bedrooms are provided to the first floor together with a family bathroom. The landing has two loft hatches. To the first floor exterior there is a considerable amount of cladding for ease of maintenance.

Planning is in existence with the drains having been partially dug out to cancel the three year finish and will provide a first floor extension built on the existing ground floor. There is also planning for the conversion of the garage block to two bedroomed accommodation with a lounge, kitchen and bathroom and retaining one garage.

A private driveway provides parking and turning facilities. To the western side there is a triangular garden being well screened from the road by fir trees and having lawns plus a raised decked area which looks out over the quite substantial koi pond.

There are bus services nearby plus shopping facilities including a sub post office in Mount Hawke. Redruth town is within two miles, Truro is within eight miles and access is given to the A30 and the north coast.

## **ENTRANCE HALL**

Tiled flooring, a coloured glass front door and sweeping stairs to the first floor with understairs storage.

## **LOUNGE**

**13'3" x 26'5" (4.04m x 8.06m)**

A magnificent room with a traditional fireplace and a bay window. Two ceiling roses and double doors to:

## **CONSERVATORY**

**11'5" x 24'0" (3.50m x 7.34m)**

Recently constructed by the vendor and offering views over the garden. Double doors to the side and two substantial radiators. Vinyl laminate effect flooring.

## **DINING ROOM**

**12'1" x 13'1", 14'1" (3.69m x 4.43m)**

With a bay window and a splendid oak floor. The ceiling is excellent with coving and a centre rose. There is a traditional fireplace similar to the lounge and a radiator. Serving hatch to:

## **KITCHEN/BREAKFAST ROOM**

**20'0" x 8'8" + 6'11" x 12'0" (6.11m x 2.65m + 2.11m x 3.67m)**

A very well appointed room being L shaped and incorporating plenty of space for white goods. There is an array of working surfaces with splash backs, a single drainer sink unit and complementary eye level cupboards, some of which have glass fronts. A breakfast bar is provided and a double cupboard housing the Worcester gas fired boiler. This room has four windows, a radiator, a tiled floor and spot lighting.

## **CLOAKROOM**

Enclosed wash hand basin and a low level wc. Respatex easy clean walls and a tiled floor. Radiator and a upvc ceiling.

## **ANNEXE AREA**

## **LIVING ROOM/BEDROOM**

**8'9" x 14'11" (2.68m x 4.56m)**

With French doors looking out over the koi pond. Radiator.

## **SHOWER ROOM**

**7'10" x 7'8" (2.39m x 2.35m)**

Double cubicle with a mains shower. Enclosed wash hand basin and a wc. Wipe clean walls, a tiled floor and a ladder radiator.

### REAR PORCH/BOOT ROOM

6'8" x 6'7" (2.04m x 2.03m)

Tiling, a radiator and external access.

### FIRST FLOOR

#### BEDROOM 1

16'8" x 12'10" (5.09m x 3.92m)

Two windows and a radiator.

#### BEDROOM 2

12'4" x 12'8" (3.78m x 3.88m)

A lovely dual aspect room with laminate flooring, a upvc ceiling and a radiator.

#### BEDROOM 3

12'2" x 11'3" (3.73m x 3.43m)

Bay window with a good outlook and a radiator.

#### BEDROOM 4

10'4" x 12'5" (3.16m x 3.80m)

With a view and a radiator.

#### LANDING

Two loft hatches and a radiator.

#### BATHROOM

9'8" x 6'8" (2.95m x 2.04m)

P shaped panelled bath with a mains shower and a curved screen. Enclosed wash hand basin and a low level wc. Ladder radiator and laminate flooring.

### OUTSIDE

8'6" (2.6)

A private tarmac driveway sweeps down to the property and immediately in front are two parking spaces. At the present time there is a TRIPLE GARAGE 6.1m x 2.80m (20' x 9'2), 5.80m x 3.00m (19' x 9'10) and 5.10m x 2.60m (16'8 x 8'6) with three doors and storage facilities. This has planning granted for conversion as previously mentioned. There is also parking to the rear of the property for several vehicles. The side garden is really very pleasant with a raised decked area overlooking the substantial koi pond. It is very well enclosed and generally private being laid to lawn for the most part. With regards to the koi fish, if anyone would be interested in discussing the takeover with the vendor, we would be pleased to arrange a meeting. To the front there is a lawned area which is well screened by fir trees.

### DIRECTIONS

From our office in Redruth take the main road out of town through East East and into Mount Ambrose. At the roundabout by the Factory Shop take the second exit and you will pass some new homes on the left. The property will then be found on the left hand side.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

### SERVICES

Mains drainage, mains metered water, mains electricity, mains gas.



## Road Map



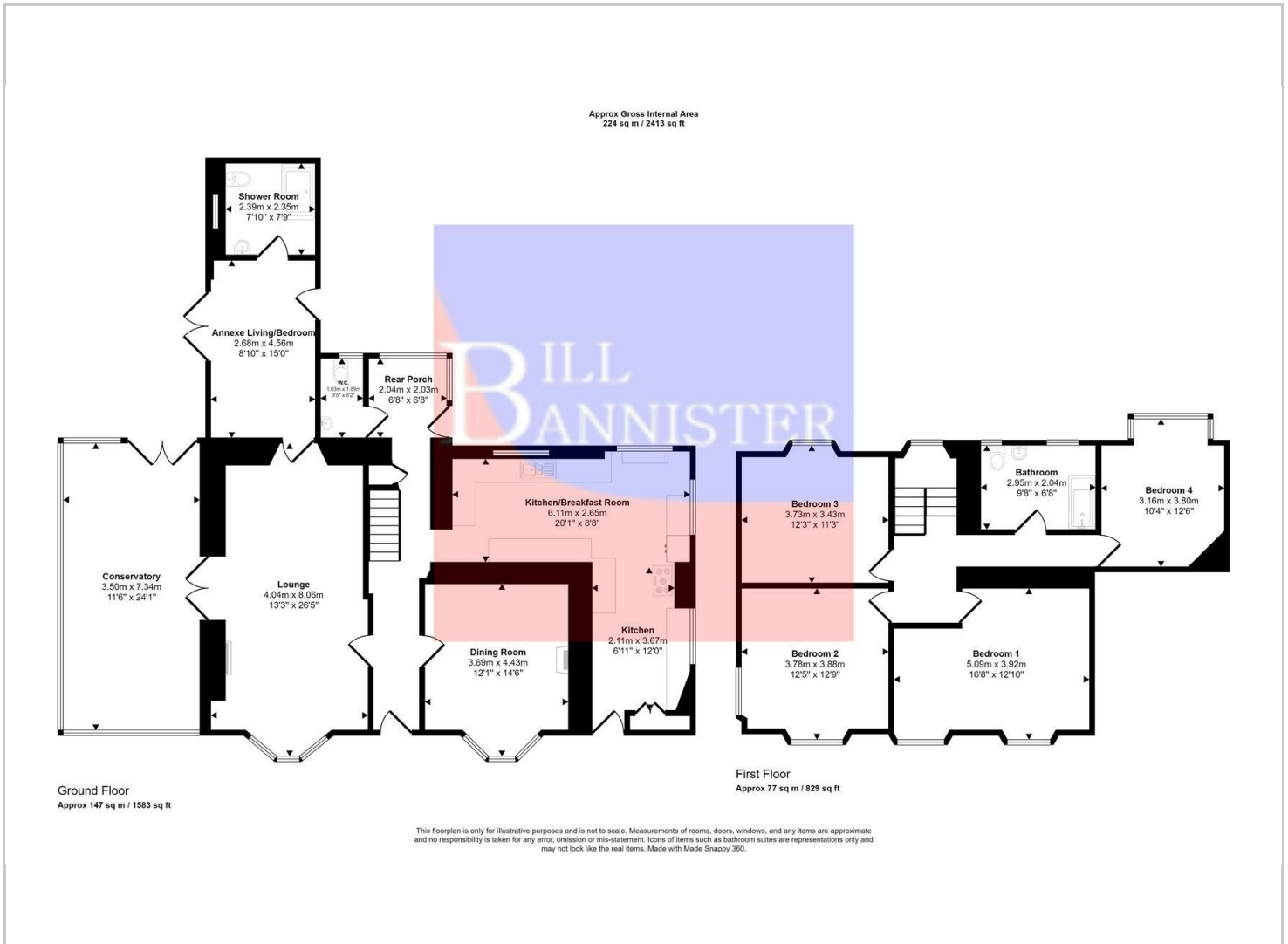
## Hybrid Map



## Terrain Map



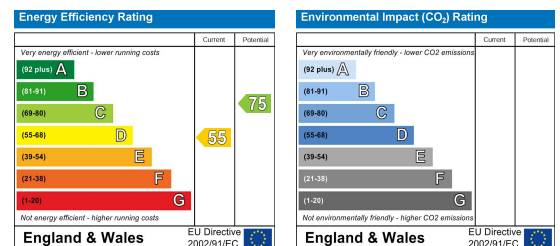
## Floor Plan



## 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



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.