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Sales & Lettings



## Boundary Cottage

Busveal, Redruth, TR16 5HH

**Guide price £369,950**



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Tucked away in a most historic location, the property nestles in the idyllic rural setting of Busveal which is within a World Heritage Site. It has two bedrooms to the first floor plus a bathroom. To the ground floor there is a lounge, a well appointed kitchen/dining room and a study room with an adjoining shower room and we feel this could be used as a third bedroom if required. The property has well enclosed private gardens bordering Gwennap Pit to one side and there are parking facilities via a private drive leading to a garage. If you are looking for a peaceful permanent residence or perhaps a charming holiday getaway, this property is offered with the benefit of no onward chain. Gwennap Pit is very historic and it is believed that John Wesley preached here on occasions. There are many country walks nearby including Carn Marth which is the second highest point in the county where you can see both coasts. St Day village offers local shops, a post office, a bus route and two public houses.

## SUN ROOM

**10'7" x 8'4" (3.23m x 2.55m)**

To the front of the property and having a tiled floor and access to:

## LOUNGE

**12'2" x 14'6" (3.72m x 4.42m)**

With a stove and a picked out feature granite wall. Understairs cupboard and an open joist ceiling. Pine flooring.

## KITCHEN/DINER

**9'0" x 14'11" (2.76m x 4.55m)**

Single drainer sink unit plus plenty of working surfaces with pine cupboards and drawers beneath plus complementary eye level units. Rayburn stove with back boiler.

## EXTRA ROOM

**11'4" x 6'2" (3.47m x 1.88m)**

With a built-in cupboard and space for white goods.

## SHOWER ROOM

**7'10" x 6'0" (2.40m x 1.83m)**

Corner electric shower, enclosed wash hand basin with a splash back and a wc. Electric towel rail and a wall heater.

NB. We feel that this could be adapted as an extra bedroom/sitting room with the shower room attached.

## FIRST FLOOR

### BEDROOM 1

**9'1" x 16'3" (2.77m x 4.97m)**

A lovely room having two windows with shutters. Fitted wardrobes and a walk-in airing cupboard.

### BEDROOM 2

**7'10" x 9'7" (2.39m x 2.94m)**

Window with shutters, an exposed stone wall and a recess.

## LANDING

With a Velux window.

## SHOWER ROOM

**4'0" x 8'7" (1.22m x 2.64m)**

Two thirds tiled and having an electric shower, an enclosed wash hand basin and a wc. Electric ladder radiator and a Velux roof light.

## OUTSIDE

To the rear is a private driveway down to the property itself with parking and turning plus a GARAGE 3.11m x 4.86m (10'2 x 15'11) and a STORE ROOM 3.10m x

3.73m (10'2 x 12'3). The gardens are well enclosed with a variety of bushes and shrubs etc and we feel there is some scope here for the keen gardener. It gives a very good degree of privacy.

### DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left by the traffic lights into Station Hill. Continue straight on at the next lights passing the railway station on the right and on into Higher Fore Street. At the junction turn right and then left at the triangle into St Day Road. At the roundabout proceed straight over towards St Day and follow this road all the way along into the hamlet of Vogue. At the bottom of the hill turn right sign posted Gwennap Pit and follow this road for approximately a mile. Turn left sign posted again to Gwennap Pit and the property will be found next to Gwennap Pit.

### AGENTS NOTE

TENURE: Freehold.

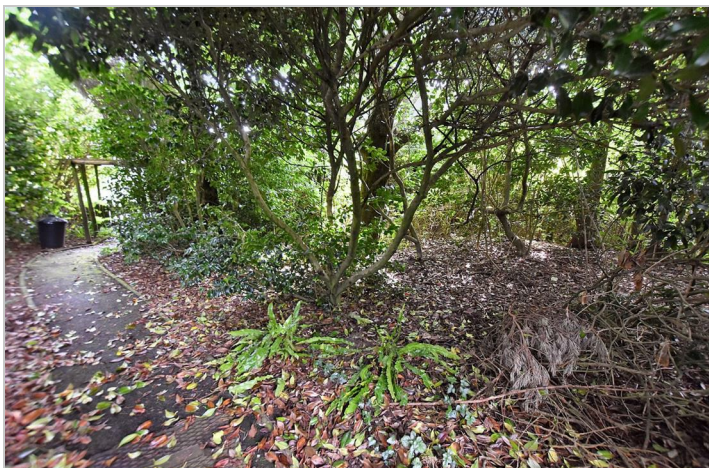
COUNCIL TAX BAND: C.

### SERVICES

Private drainage (unknown), mains metered water, mains electricity. Oil fired Rayburn.

Broadband highest available download speeds - Standard 25 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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



## Road Map



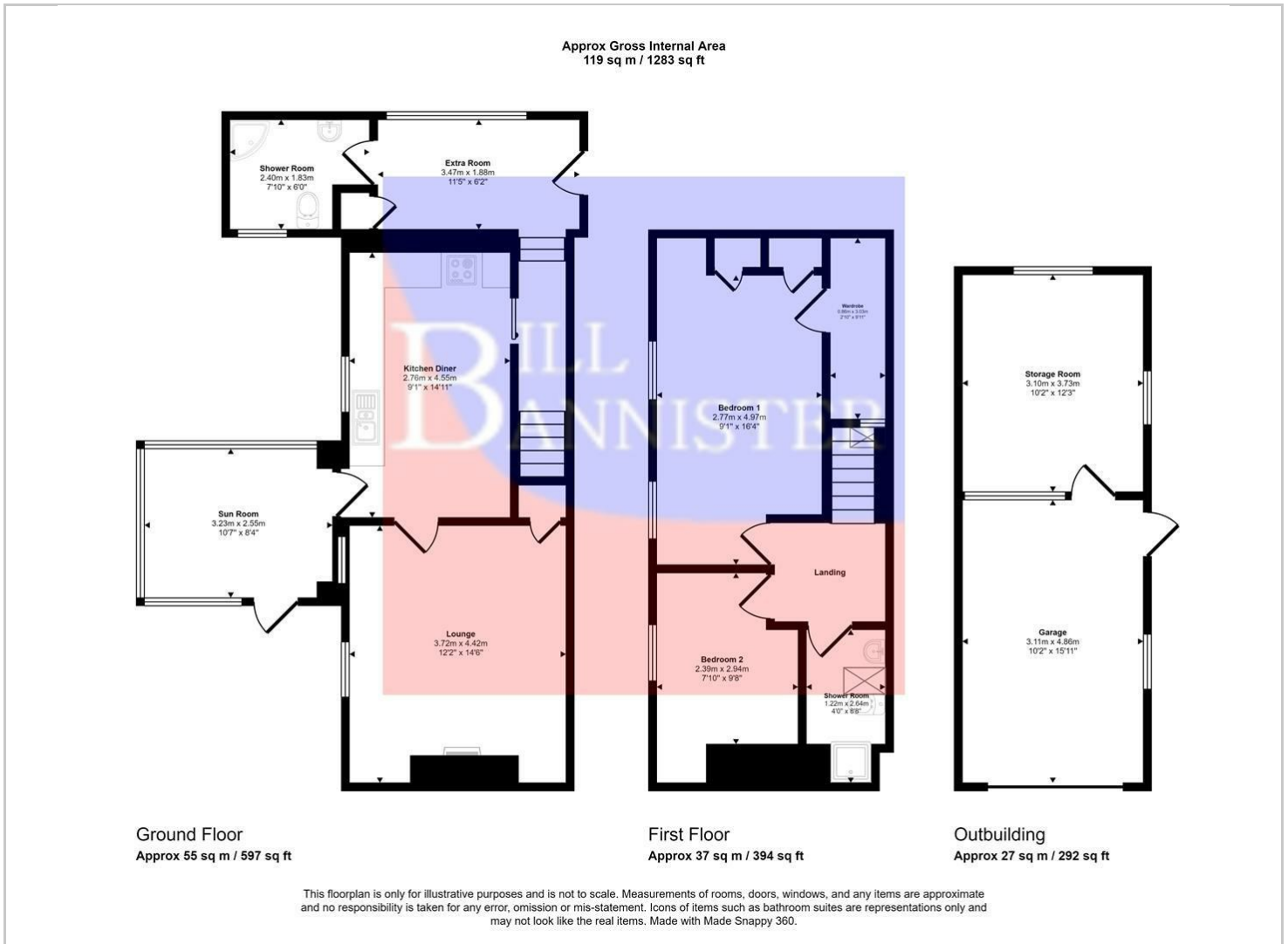
## Hybrid Map



## Terrain Map



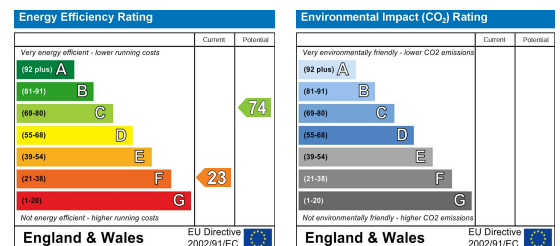
## Floor Plan



## 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



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.