

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

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Sales & Lettings



## Butterfly Cottage Forge Field Hall

Mawla, Redruth, TR16 4BP

**Guide price £369,950**



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Set in the heart of Mawla surrounded by beautiful countryside, we are pleased to bring to the market this lovely two bedroom cosy character cottage with modern features and further outbuildings. The property is currently being used as a holiday rental and the main holiday let is currently a two bedroom open plan property with a beautiful open plan fitted kitchen, dining room and lounge which boasts many character features including an inglenook fireplace with a multi fuel burner. It has LPG heating throughout and is double glazed. From the kitchen you can walk onto a patio area and tiered gardens with a plethora of mature bushes and shrubs. In addition to this there is a car port and parking for several vehicles. There is a wooden outhouse which we understand was previously used as garage with a shower room. Furthermore, there is a large summerhouse which is currently under construction and subject to the necessary planning conditions could be converted to provide extra living accommodation. It has its own gardens and there is a wood store. This property, apart from boasting beautiful countryside views, really does offer very versatile accommodation and an early inspection is recommended.

Upvc door to:

## **PORCH**

**4'9" x 6'2" (1.46m x 1.88m)**

Window to the side elevation, radiator, tiled floor and doors leading to the kitchen and wc.

## **WC**

Low level wc, guest wash hand basin with a tiled splash back and decorative stained glass window panel.

## **OPEN PLAN LOUNGE/KITCHEN/DINER**

### **KITCHEN AREA**

**11'8" x 10'3" (3.56m x 3.14m)**

A range of eye level and base units with granite work tops, tiled splash backs and space for white goods.

Window to the rear of the property and French doors leading to the patio area. Tiled floor, built-in cupboard with shelving and a radiator.

### **LOUNGE/DINING AREA**

**11'0" x 14'6" (3.37m x 4.43m)**

The lounge area has a window overlooking the patio area with a deep granite sill and a beamed ceiling. Decorative inglenook fireplace with recess shelving to one side and a window with a deep sill to the other side. A multi fuel burner sits on the hearth with a feature bread oven door. Fuse box and further recess shelving. The dining area has a window overlooking the patio area and stairs leading to the first floor.

## **FIRST FLOOR**

### **LANDING**

Recess shelving, Velux window with loft access, further recess shelving and doors leading to:

### **BEDROOM 1**

**11'3" x 11'5" (3.43m x 3.50m)**

A double aspect room with a full length French window opening to the rear of the property offering fine countryside views with a window overlooking the patio area. Radiator.

### **BEDROOM 2**

**11'5" x 6'8" (3.50m x 2.04m)**

Window overlooking the patio with a deep sill. Velux window, feature recess areas, radiator and a built-in cupboard housing a Worcester boiler. Further built-in shelf and hanging rail into recess.

### **SHOWER ROOM**

**5'8" x 7'1" (1.73m x 2.18m)**

Modern walk-in shower with a wall mounted electric Mira shower and tiled surround. Velux window, window with a deep sill overlooking the patio and garden area. Radiator, low level wc, wash hand basin with a vanity unit below, mirror above and lighting. Tiled surround.

## OUTSIDE

There is a patio area with a low level brick wall leading to a further paved patio area and a barbeque area. A side gate leads to a covered car port and steps rise to a lawned area with borders containing a plethora of mature bushes and shrubs. There is a pond and further steps lead to a further lawned area again bordered by mature bushes and shrubs. A gated entrance leads to the main property with a gravelled driveway and parking area. There is a paved pathway with an LPG storage area and coal/wood storage. There is a WOODEN OUTHOUSE previously used as a garage with roll edge work surfaces and a single stainless steel sink and drainer (we understand from the vendor that this has yet to be plumbed in). Shelving above, glazed window to the side elevation, two windows to the rear elevation, a Velux window and a further window overlooking the side garden. Partial slate flooring with a wood burner in situ (we understand from the vendor that this is currently out of commission). A door leads to a further storage area/hallway which then leads to a shower room with a wc, a corner shower with a wall mounted Triton shower and a tiled surround (we understand from the vendor that this is currently out of commission). Pedestal wash hand basin, a tiled surround and a window overlooking the side garden. There is a wood storage shed and the garden is mainly laid to lawn where the septic tank is situated. There are splendid views over countryside and

a further gated entrance leads to the driveway. Steps lead down to a SUMMERHOUSE which is currently under construction with French doors and offers a triple aspect. Velux window, a container and a hard standing area. This whole area offers versatility to landscape to your own individual taste and as mentioned previously, subject to the necessary planning permissions this could be used as additional accommodation if required.

## DIRECTIONS

From Avers roundabout take the exit left marked Porthtowan and Portreath, and proceed through North Country. Continue along for approximately two miles and take the right hand turning sign posted to Mawla. Proceed along here, through the crossroads and the property will be found on the right hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: TBC.

## SERVICES

Private drainage (septic tank), mains metered water, mains electricity, LPG gas heating.

Broadband highest available download speeds - Standard 15 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Limited, Vodafone Limited (sourced from Ofcom).



## Road Map



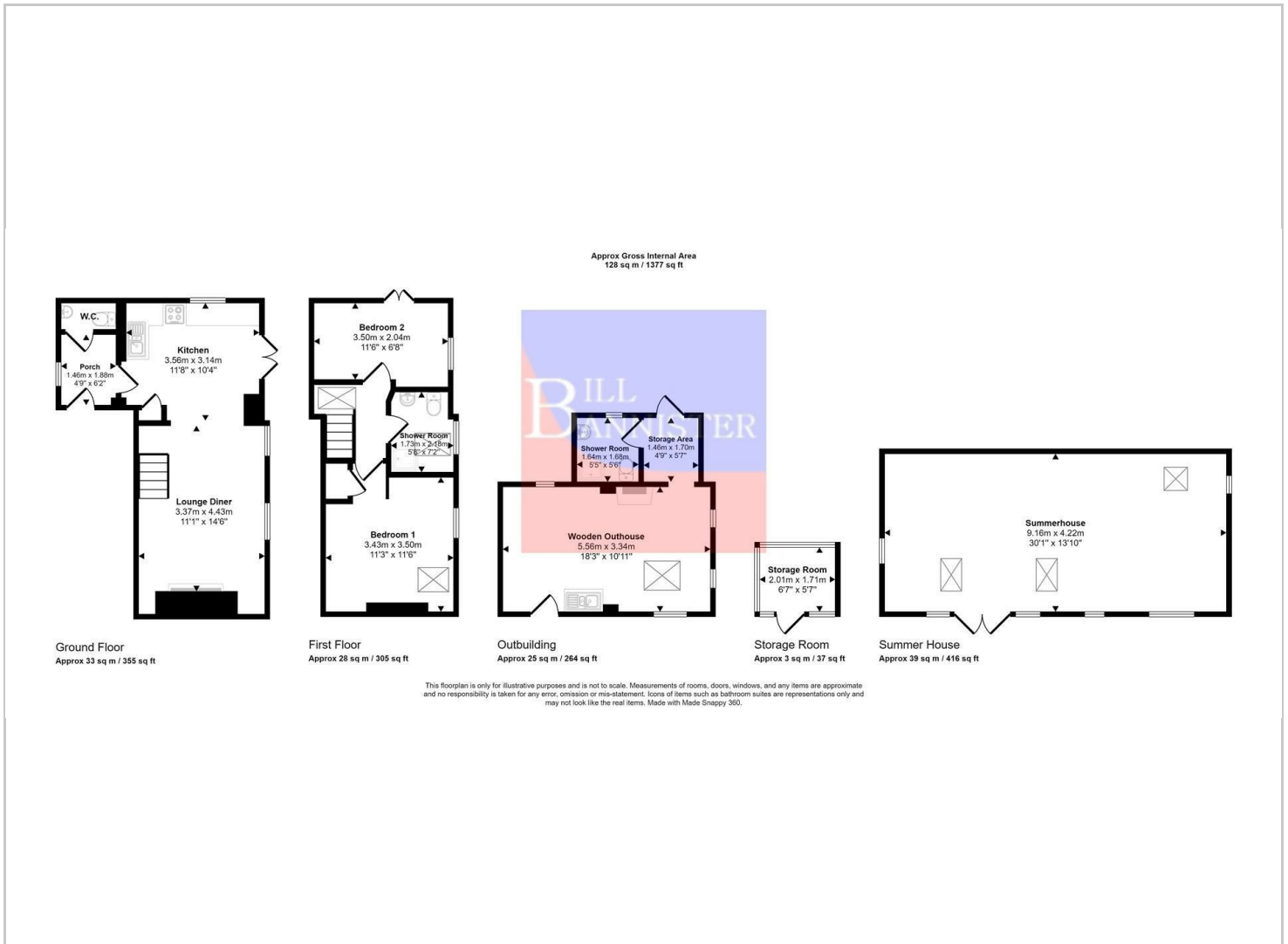
## Hybrid Map



## Terrain Map



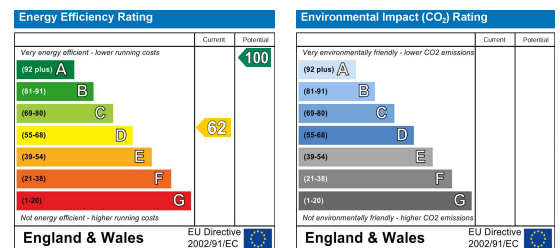
## Floor Plan



## 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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