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Sales & Lettings



Mulberry House 3, Higher Albion Row

Carharrack, Redruth, TR16 5QN

£447,500



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This is a fine example of an early Victorian residence with much to commend it. Offering spacious living with character and modern facilities it is an ideal family home. Some open beam and joist ceilings are found in three of the bedrooms and the rear has a dressing room. There is a snug sitting room ideal for those winter evenings and it has a multi fuel stove. The kitchen/dining room has slate flooring and a Woodstock kitchen with some internal lighting. A multi fuel stove heats the room and a fine staircase takes you to the first floor and four bedrooms. The bathroom has been completely re-modelled with a traditional Slipper bath and a separate shower cubicle. Special lighting enhances a large mirror. Modern electric radiators provide warmth and an oil boiler heats the water and two radiators. UPVC sash double glazed windows add to the traditional feel. There are also solar panels which are owned. There are some deep sills ideal for sitting and looking out on the village. Internal doors have been brought back to pine. Outside there is parking and a lovely private front garden thoughtfully laid out and also having a summerhouse. To the rear the former garage has been turned into a store room. Carharrack village offers a shop, a takeaway and bus services.

ENTRANCE HALL

A lovely traditional style tiled floor. UPVC front door. Radiator and a store cupboard. There is a small built-in bar underneath the stairs.

LOUNGE

13'4" x 13'8" (4.07m x 4.19m)

A lovely cosy room with a granite fire surround and an inset multi-fuel stove. Oak flooring and an electric radiator.

KITCHEN

12'4" x 10'11" (3.78m x 3.35m)

A Woodstock range of units incorporating a Belfast sink, working surfaces and an internally lit double cupboard. Opening into:

DINING ROOM

10'0" x 13'11" (3.07m x 4.25m)

There are two alcoves with cupboards and also a fireplace with an inset multi fuel stove. A slate floor and one half has an ornate coved ceiling. Electric radiator

UTILITY

6'10" x 6'6" (2.09m x 2m)

With a traditional style tiled floor. Oil boiler room which also has a hot water cylinder.

CLOAKROOM

Wash hand basin. WC.

DOOR TO REAR

FIRST FLOOR

LANDING

Some open beams and two built-in cupboards. Electric radiator.

BEDROOM 1

15'0" x 12'3" (4.58m x 3.75m)

An engineered oak floor. Exposed beams. Electric radiator.

BEDROOM 2

11'7" x 12'2" (3.54m x 3.73m)

With a recess. Exposed beams and an electric radiator.

BEDROOM 3

12'9" x 9'9" (3.89m x 2.98m)

With a Velux roof light and an electric radiator.

DRESSING ROOM

With a velux window and a radiator.

BEDROOM 4

6'6" x 11'8" (1.99m x 3.56m)

A recess. Beams and an electric radiator.

BATHROOM

6'0" x 9'6" (1.83m x 2.91m)

Completely re-modelled and the main feature is a large mirror surrounded by multi coloured lighting. Slipper bath with a mixer and shower. A separate cubicle with a mains shower, the shower has a recessed shelf with downlighters for toiletries. Wash hand basin. WC. Velux roof light and a cast radiator with surround and a heated towel rail. Fitted cupboards.

OUTSIDE

A dedicated parking space is provided to the front. The garden has been thoughtfully laid out with a good amount of planting. It has a good degree of seclusion. there is a small summerhouse and a rose arch. We feel the garden is an important feature of the property. To the rear there is a former garage now used as a store 4m x 2.4m (13'12" x 7'87"). Oil Tank.

DIRECTIONS

From our office take the main road to Falmouth through the village of Lanner. Turn left at the bottom crossroads through Trevarth and onto Carharrack. Turn left into the main street then right by the church. The property will then be identified on the left hand side by our For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

The solar panels are owned.

SERVICES

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

Broadband highest available download speeds - Standard 9 Mbps, Superfast 75 Mbps (sourced from Ofcom).

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



Road Map



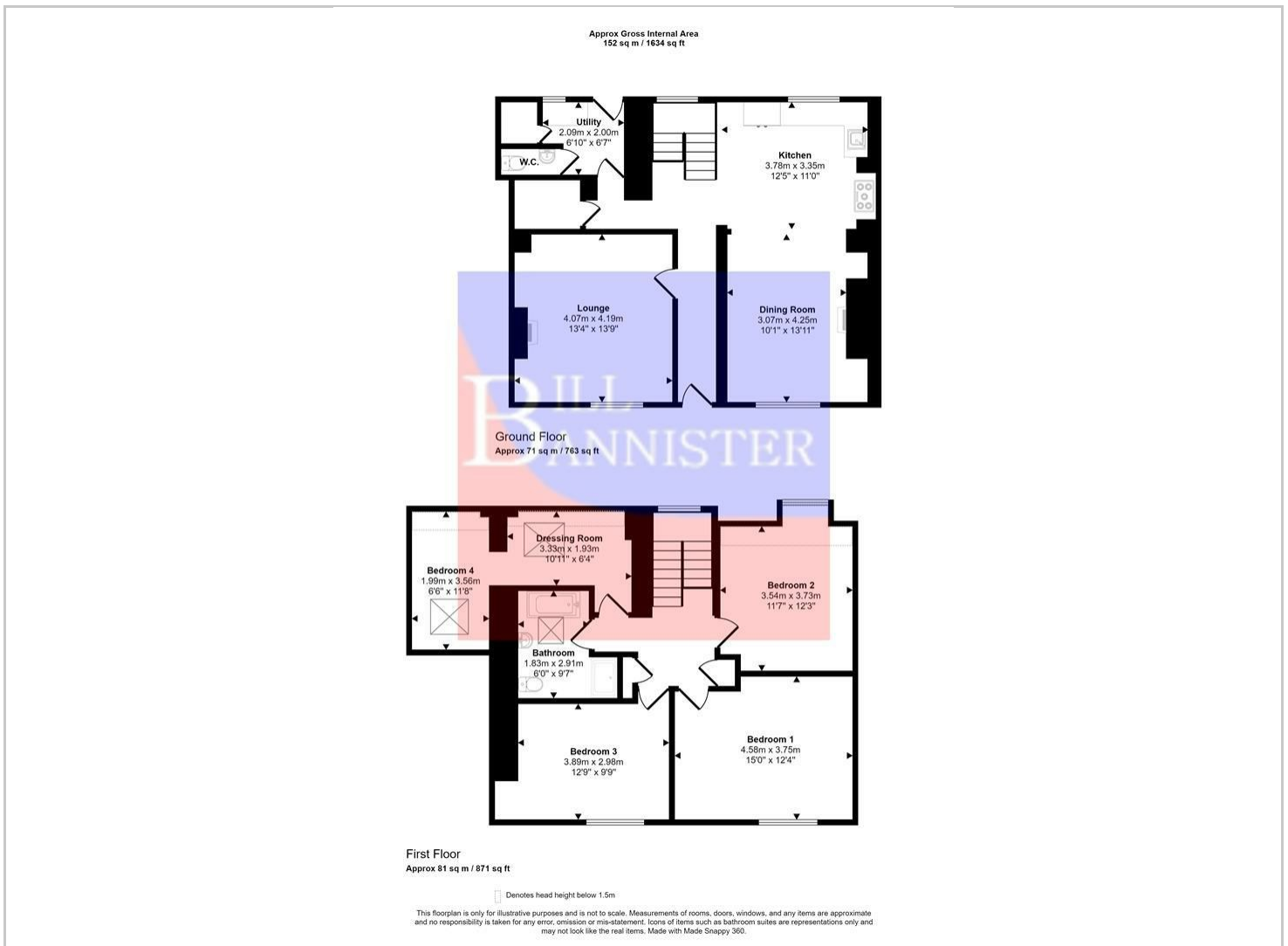
Hybrid Map



Terrain Map



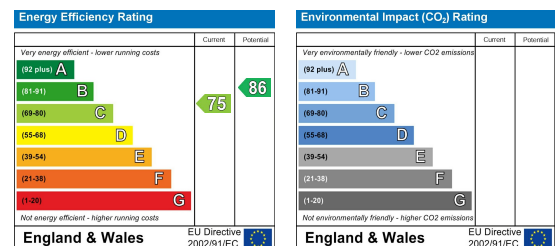
Floor Plan



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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