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Sales & Lettings



## Daisy Cottage, 6 Vogue Hill

St. Day, Redruth, TR16 5NQ

**£310,000**



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We are informed that this property was originally a mine captain's residence built around 1845. It certainly still has some Georgian influence combined with Victorian features. Well presented by the vendors, it does have a good array of solar panels, double glazing, some modern electric radiators and a wood burner to one room plus a multi fuel burner to the other reception room. There is an entrance sun lounge/office leading through to a hallway and then through to the two reception rooms plus a well proportioned kitchen. To the first floor there are three bedrooms with the master bedroom having a range of Sharp fitted wardrobes. There are two further bedrooms plus a landing and half landing with a fine staircase. Externally there is an area of garden to the front with a lovely enclosed rear garden. There is no other way to describe it, it is sheltered, very thoughtfully laid out and well stocked with a variety of plants and shrubs etc to include a tree fern, tropical flowers, soft fruits, climbing roses and hydrangeas. To the rear there is a covered barbeque area and to the side of this is a pizza oven plus a pergola with a hot tub making it an ideal area for entertaining. Beyond this there is also a greenhouse and a further outbuilding. The property is handy for St Day village which has a post office and shopping facilities plus a butchers and a bus service. At the bottom of the hill is the very well known Star Inn and St Day Inn can be found in the village itself. The village is well known for its community activities.

## **ENTRANCE SUN LOUNGE/OFFICE**

**15'6" x 6'5" (4.74m x 1.97m)**

Door to:

## **HALLWAY**

With a tiled floor and panelling to dado height. Sweeping turning stairs to the first floor.

## **LOUNGE**

**11'8" x 11'0" (3.56m x 3.37m)**

Focusing on a wood burning stove with a granite lintel above and a slate hearth. There are two alcoves, a window recess and wood effect tiled flooring.

## **DINING ROOM**

**11'7" x 11'1" (3.54m x 3.40m)**

Focusing again on a fine fireplace with a log burner. Tiled floor and a pine ceiling.

## **KITCHEN**

**8'11" x 7'5" (2.72m x 2.27m)**

A good range of working surfaces with tiled splash backs, cupboards and drawers plus space for white goods. There is a granite lintel and this may have possibly housed a Cornish Range in the distant past. Single drainer stainless steel sink unit, eye level units and a tiled floor. Door to rear covered area.

## **FIRST FLOOR**

### **BEDROOM 1**

**14'9" x 12'5" (4.51m x 3.79m)**

Two windows to the front elevation with an open aspect. One wall has an excellent range of Sharp fitted wardrobes.

### **BEDROOM 2**

**12'10" x 8'7" (3.92m x 2.62m)**

With an electric heater.

### **BEDROOM 3**

**10'0" x 6'2" (3.06m x 1.89m)**

### **SHOWER ROOM**

**6'0" x 6'7" (1.85m x 2.03m)**

Walk-in shower with a Mira electric shower unit.

Enclosed wash hand basin and a low level wc. Electric towel rail, a mirror and Respatex walls for ease of maintenance.

### LANDING

Cupboard housing the water system consisting of a 15 litre water heater.

### OUTSIDE

To the front there is a pedestrian gate and a path together with chippings and this is interspersed with a variety of plants. To the rear a door from the kitchen leads out to a covered barbeque area and beside this is a pizza oven. This leads to a beautifully laid out and thoughtfully planted garden with a central focal point pergola and hot tub. There is also a greenhouse and a wooden outbuilding. Beyond this is a pedestrian access. The property also has chippings for ease of maintenance with climbing roses, fruit trees, hydrangeas, a lovely tree fern and tropical flowers. The garden really is an important feature of the property and warrants an inspection.

### DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the traffic lights up Station Hill. Continue straight on at the next lights passing the railway station

on your right and on into Higher Fore Street. At the next junction turn right and take the left fork at the triangle into St Day Road. At the roundabout continue straight over and follow this road all the way into the hamlet of Vogue. Continue up the hill passing the football club on the right and the property will be found on the left hand side identified by a For Sale board.

### AGENTS NOTE

TENURE; Freehold.

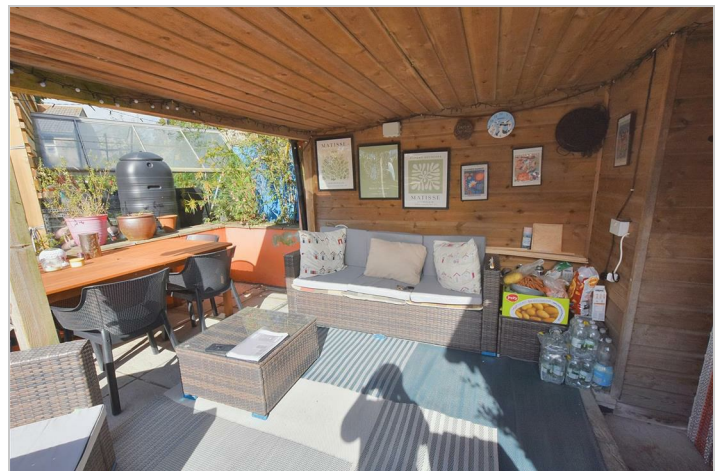
COUNCIL TAX BAND: B.

### SERVICES

Mains drainage, mains metered water, mains electricity. Electric panel heaters, multi fuel stove and a wood burning stove.

Broadband highest available download speeds - Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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



## Road Map



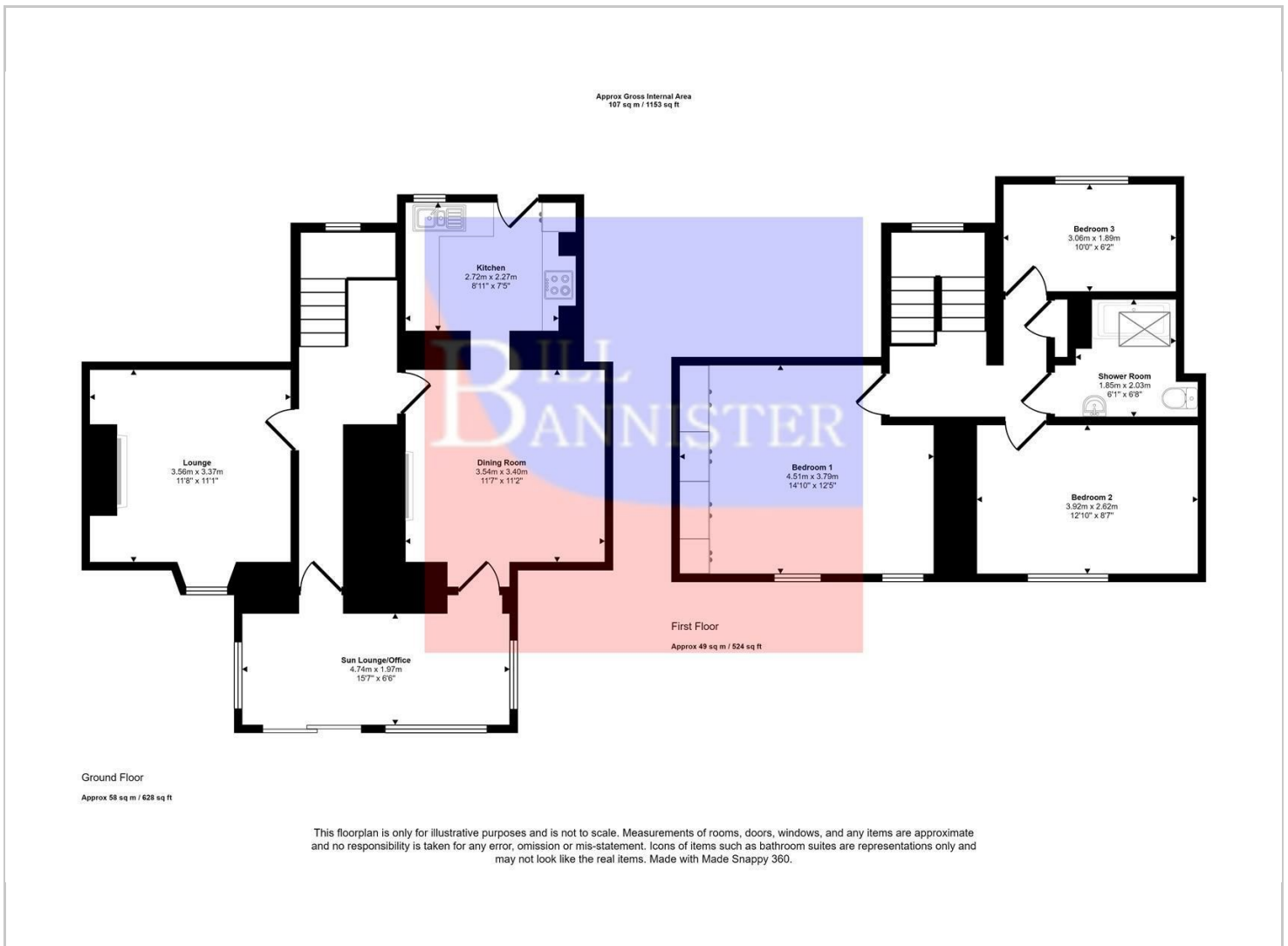
## Hybrid Map



## Terrain Map



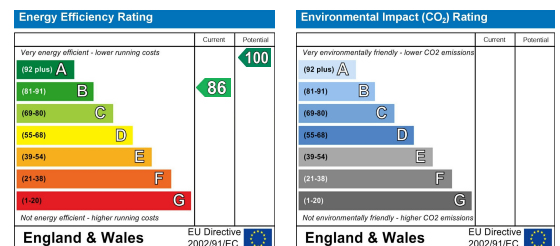
## Floor Plan



## 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



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.