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Sales & Lettings



Cuth Anneth

Carn Brea, Redruth, TR15 3YU

Guide Price £399,950



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Nestled in its own private grounds with a gated entrance is this beautiful cosy two bedroom detached cottage. The cottage itself has been thoughtfully and lovingly updated by the current vendors who have managed to retain many of the original features whilst making it functional in the modern day. It has a cosy feel and oozes character and charm which is enhanced by an inglenook fireplace and a wood burner. There is a larger than average size country kitchen that can also incorporate a dining area. Worthy of note is the Natural slate flooring with some inlaid fossils. The lounge/diner has handmade brick flooring and a beamed ceiling. The cottage benefits from oil central heating and double glazing which we understand from the vendors was installed in 2016. To complement the property there is a beautiful tranquil garden which has been designed with several seating areas, a Rose covered archway, paving, stepping stones and a water feature to one side. On the other side there is an elevated area with a summerhouse and patio area which overlook the front garden. Furthermore, there is a car port and parking for three/four vehicles. There is much to commend this property and an early inspection is recommended.

Upvc door with a decorative glazed panel leading to:

PORCH

6'8" x 5'6" (2.05m x 1.68m)

With a fuse box, feature granite wall, handmade brick flooring and a window to the side elevation. French doors leading to:

LOUNGE/DINER

20'1" x 11'1" (6.13m x 3.38m)

With handmade brick flooring and a granite inglenook fireplace with a wood burner. Window to the front with a deep sill, radiator and a beamed ceiling. The dining area

has a window to the front with a deep sill, two radiators, beamed ceiling and a feature granite fireplace. Stairs to the first floor and a door to:

KITCHEN

12'9" x 17'3" (3.91m x 5.26m)

Recessed lighting, Natural slate flooring and an obscure glazed window to the side elevation. Range of eye level and base units with roll edge work surfaces and space for white goods. One and a half bowl stainless steel sink and drainer, electric cooker, and integral fridge. Two windows to the side elevation and a radiator. Door leading to:

UTILITY AREA

Roll edge work surface and plumbing for white goods. Window to the rear and a window to the side with a half glazed upvc door leading to the rear garden.

FIRST FLOOR

LANDING

With loft access, window to the side elevation, built-in airing cupboard with shelving and hot water tank. Radiator.

BEDROOM 1

20'0" x 11'0" (6.10m x 3.37m)

Two windows, both fitted with safety glass and deep sills overlooking the front garden. Two radiators, loft access, built-in wardrobe with hanging rail and a cupboard over and further radiator.

BATHROOM

6'11" x 8'8" (2.13m x 2.65m)

Panelled bath with a shower attachment. Walk-in double shower with a wall mounted MX Duo shower and a tiled surround. Pedestal wash hand basin, low level wc and a radiator. Window with fitted safety glass.

BEDROOM 2

13'0" x 7'8" (3.97m x 2.34m)

Window to the side elevation and two windows overlooking the rear of the property. Radiator.

OUTSIDE

To the front gated access leads to the garden which is mainly laid to lawn and thoughtfully landscaped including pathways and a Rose covered archway. There is a plethora of mature bushes and shrubs and a mixed range of flower beds and raised borders. There is a paved patio area and a further water feature to the side of the property. The main pathway leads to the side and rear gardens which houses the oil tank and boiler. Steps lead to a further gated area with a driveway providing parking for three to four vehicles and a car port. On this level there is a further lawned area, a summerhouse and a patio area giving elevated views over the entire garden, of which is a spectacle in itself.

DIRECTIONS

From Pool mini roundabout turn left towards Carn Brea Leisure Centre, pass Tesco on the right and turn right at the T junction. Continue up to the traffic lights and turn left over the bridge and bear round to the left and then take the next left on the bend. Take the next turning on the right and proceed along this road where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 4 Mbps, Ultrafast, 1800 Mbps (sourced from Ofcom).

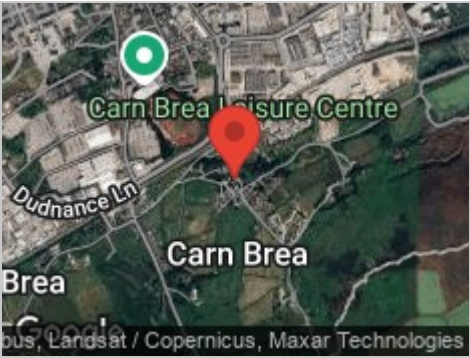
Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).



Road Map



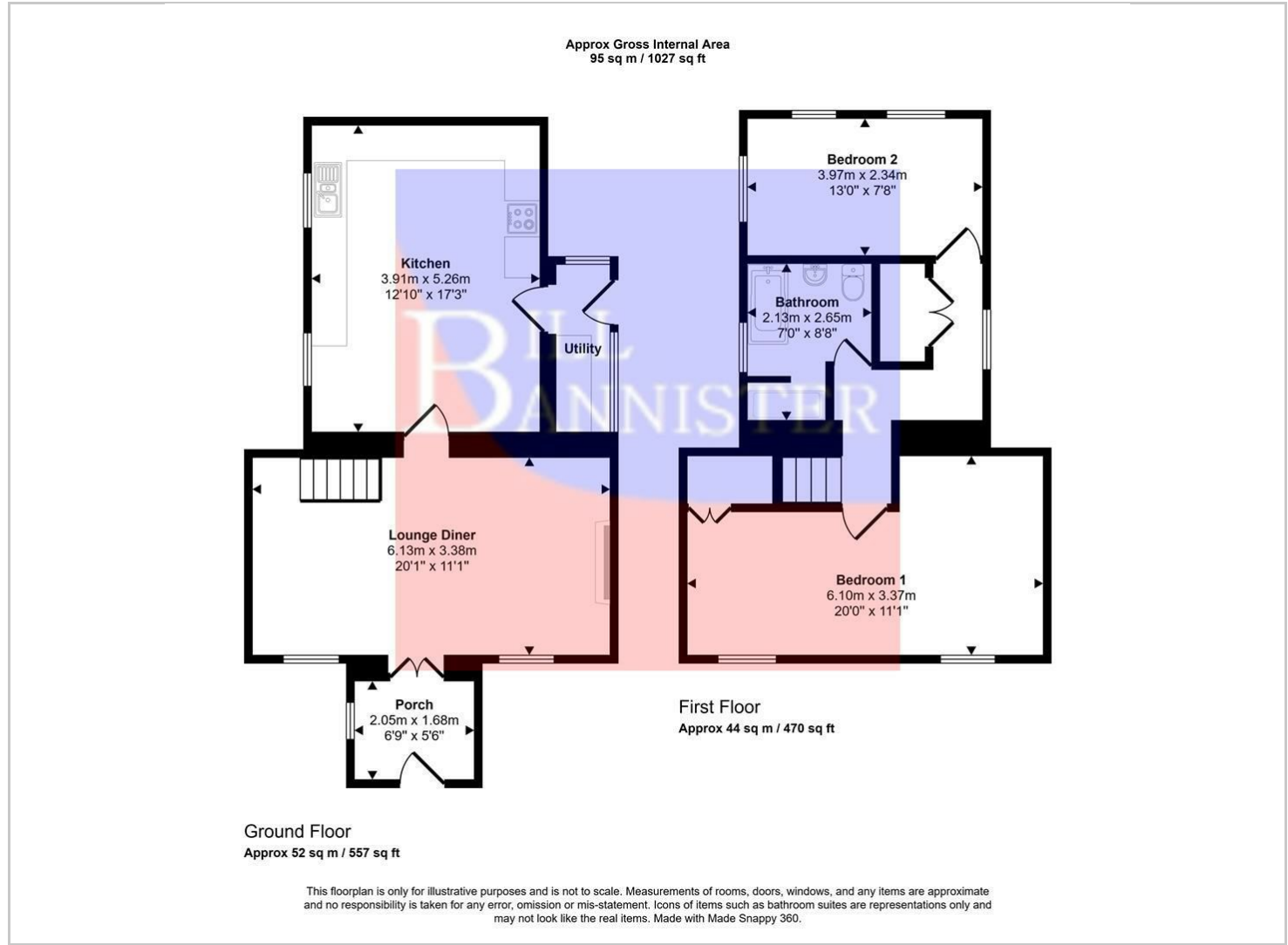
Hybrid Map



Terrain Map



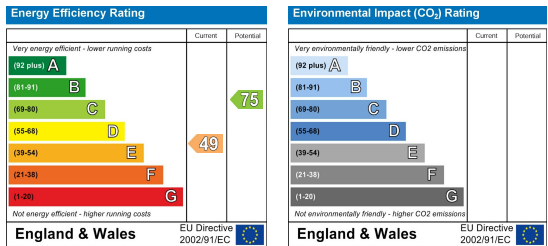
Floor Plan



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



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.