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Sales & Lettings



1 Bramble Cottage

West Tolgus, Redruth, TR15 3TN

Guide Price £469,950

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Bramble Cottage really is an amazing property offering extensive accommodation, particularly to the ground floor with a superb vaulted sitting room having a wood burning stove leading through to a large dining room with a fire surround and then opens through to the kitchen with a good array of units. There is also a ground floor bedroom with an en-suite and storage facilities together with a laundry room and a further shower room. To the first floor there are four further bedrooms together with an en-suite to the master bedroom which has a dual aspect and wardrobe space. A family bathroom is provided. The property is of course double glazed and this is complemented by LPG heating and a wood burner to the lounge. Externally a gated driveway leads to parking and turning facilities for several vehicles and to the rear of the ground floor bedroom there is a sheltered enclosed patio. Beyond the turning area there is a substantial rectangular piece of ground looking down into the valley and there is also a useful outbuilding. West Tolgus has always been a popular place to live and access is given to Portreath on the north coast which is perhaps three and a half miles distant. Shopping facilities are available in Illogan together with bus services, a public house and also Tehidy Country Park plus the golf course. Large out of town facilities are available in Pool and the A30 is approximately four miles distant. Main line rail facilities are available in both Redruth and Camborne. To summarise, if you are looking for a substantial home with plenty of bedrooms and also one that has superb talking points with the ground floor reception rooms and kitchen, we suggest an inspection. There is no onward chain.

LOUNGE

15'0" x 26'7" (4.59m x 8.12m)

A magnificent vaulted room with a dual aspect and six Velux roof lights together with two small rectangular leaded light coloured glass windows. French doors lead to the private patio. There is a log burner with a tiled hearth and a radiator. Double doors to:

DINING ROOM

18'3" x 13'2" (5.58m x 4.03m)

A feature fire surround flanked by recesses having built-in cupboards. Tiled floor and a tall radiator. Access through to:

KITCHEN

15'3" x 11'8" (4.66m x 3.58m)

Focusing immediately on a central unit with storage facilities beneath and a tiled top. There is a Belfast sink adjoined by plenty of working surfaces with cupboards and drawers beneath plus space for white goods. Complementary eye level units, a tiled floor and a stable door to the rear. Stairs to the first floor with cupboard space beneath.

BEDROOM 5

15'6" x 12'7" (4.73m x 3.86m)

French doors leading to a patio area which is enclosed. Radiator.

EN-SUITE

10'4" x 5'1" (3.16m x 1.55m)

Tiled shower cubicle with a mains rainfall shower, enclosed wash hand basin with a mirror back and a low level wc. Ladder radiator, a tiled floor and half tiled walls. Extractor.

LAUNDRY ROOM

7'1" x 6'3" (2.16m x 1.92m)

Space for white goods and a radiator.

SHOWER ROOM

Tiled with an enclosed shower cubicle having a mains shower. Wash hand basin and a wc. Wall mirror, ladder radiator, half tiling, a tiled floor and an extractor fan.

FIRST FLOOR

MASTER BEDROOM

15'3" x 16'6" (4.65m x 5.05m)

A lovely light and airy dual aspect room with two sets of triple door wardrobes. Mirror, a radiator and loft access.

EN-SUITE

15'2" x 5'9" (4.63m x 1.77m)

Large mirror, panelled bath with a part tiled surround, a tiled shower cubicle and an enclosed wash hand basin with a low level wc. Two windows, ladder radiator and an extractor.

BEDROOM 2

9'5" x 12'8" (2.88m x 3.87m)

With a radiator.

BEDROOM 3

8'8" x 11'4" (2.65m x 3.46m)

With a radiator and a fitted shelf.

BEDROOM 4

8'3" x 9'4" (2.54m x 2.85m)

With a radiator.

LANDING

Loft access and a radiator.

FAMILY BATHROOM

5'4" x 8'5" (1.63m x 2.58m)

A white suite consisting of a panelled bath with a screen, a mixer and shower. Wash hand basin with a cupboard beneath and a low level wc. Radiator, spot lighting, shaver point and tiling.

OUTSIDE

A gated driveway leads to tarmac parking and turning for perhaps four to five cars. There is also a log store. At the

lower part a gateway leads to a surprisingly spacious rectangular enclosed lawned garden with an open aspect to the valley beneath. At the end there is a useful storage outbuilding for mowers etc. Attached to the property there is a store with a wooden opening door. Outside tap.

DIRECTIONS

From Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Follow this through into Broad Lane and over the A30. You will see a former chapel on the right hand side and take the next right hand turn into West Tolgus. Follow this road down for approximately one mile, through a left hand bend and after approximately a quarter of a mile Bramble Cottage will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity, LPG gas heating and a log burner.

Broadband highest available download speeds - Standard 3 Mbps, Superfast 36 Mbps (sourced from Ofcom).

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



Road Map



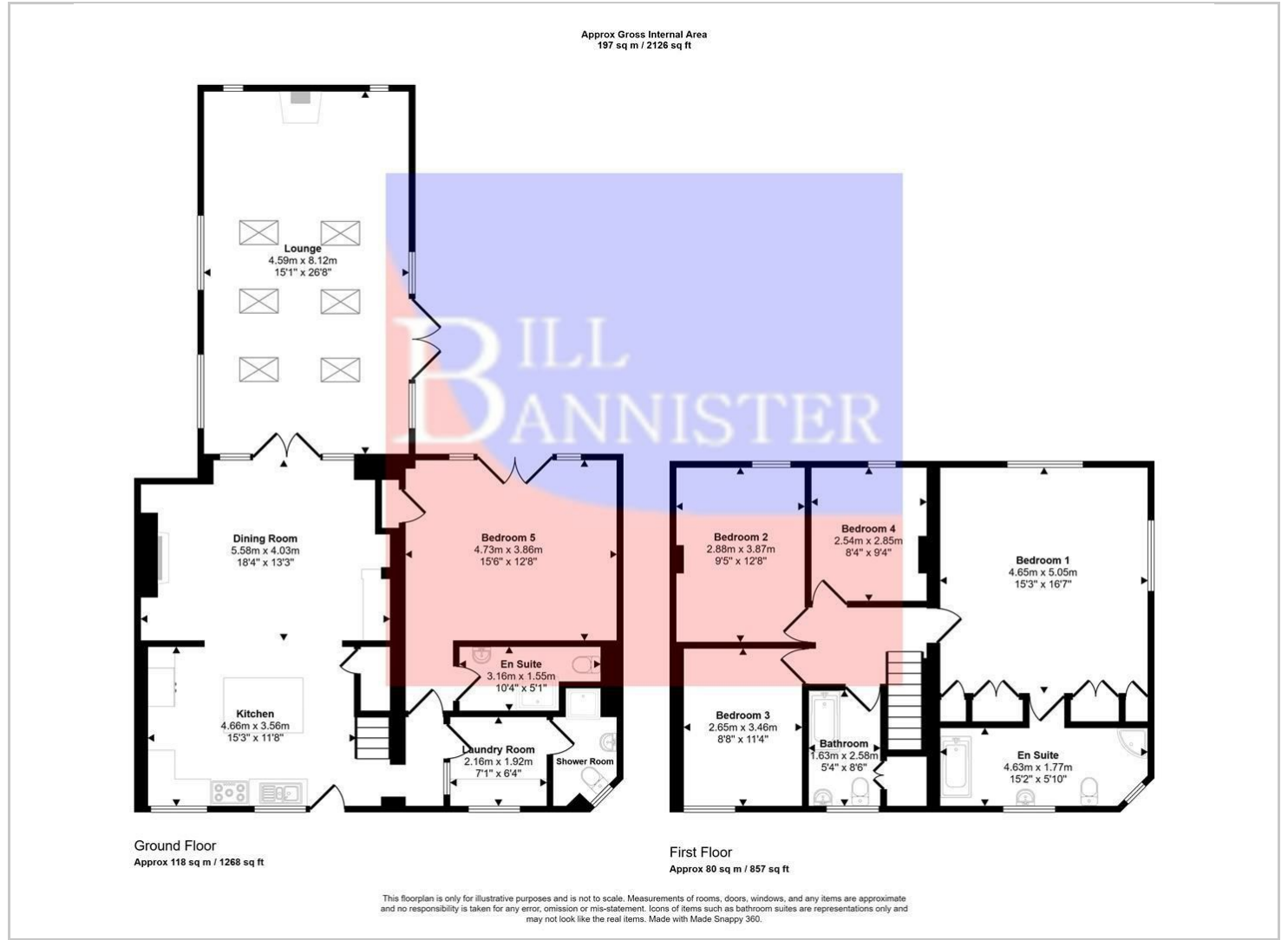
Hybrid Map



Terrain Map



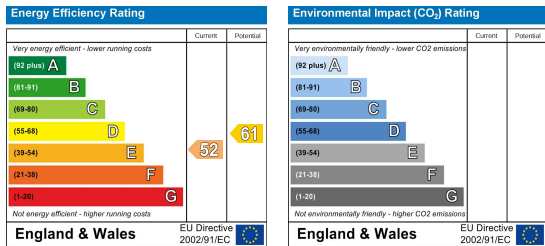
Floor Plan



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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