

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



## Stippy Strappy Whitehall

Scorrier, Redruth, TR16 5BA

**£475,000**

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# Stippy Strappy Whitehall

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Stippy Strappy has recently been the subject of updating and now has an air source heating system together with solar panels, all fitted in 2025. Well presented by the owners, it has a lounge leading out to the conservatory and there is a kitchen/diner with a good range of units and incorporating some appliances. There are four bedrooms together with a shower room and a separate wc. Leaded light double glazing has been installed to most rooms. Externally there are lovely gardens being well enclosed and thoughtfully stocked with the bonus of outbuildings. In addition to parking facilities for probably four vehicles there is also a former garage/store room. Sawmills Lane is a popular place in which to live being a no-through road and good access is given to the A30 and it is set back from the Redruth to Chacewater road. There is also the nearby cycleway stretching from Portreath to Devoran. NO CHAIN.

## RECESSED PORCH

### HALLWAY

With substantial fitted cupboards. Access to loft space being partially boarded with lighting. The inner part of the hallway leads to a SMALL SNUG with patio doors to the outside and a radiator.

### LOUNGE

**11'4" x 15'5" (3.47m x 4.72m)**

Marble fire surround and hearth with an inset propane gas fire. Radiator and doors to:

### CONSERVATORY

**9'1" x 13'6" (2.79m x 4.12m)**

Tiled floor, double doors to the outside and a radiator. An aspect to both front and rear.

### KITCHEN/DINER

**14'8" x 8'9" (4.48m x 2.67m)**

Remodelled and overlooking the front garden. Single drainer sink unit plus granite working surfaces with tiled splash backs. Incorporating a propane gas hob, oven, microwave and a cooker hood. There is a good range of eye level and base cupboards, a radiator, an open joist ceiling and tiled wood grain effect floor.

### SIDE HALLWAY

With shelving and tiled walls.

### BEDROOM 1

**9'8" x 12'2" (2.97m x 3.72m)**

With a radiator and a fitted cupboard.

### BEDROOM 2

**9'7" x 8'11" (2.94m x 2.73m)**

With a double cupboard and a radiator.

### BEDROOM 3

**9'5" x 11'3" (2.89m x 3.43m)**

A four door wardrobe with two mirrored doors and a radiator.

### BEDROOM 4

**8'5" x 7'4" (2.57m x 2.24m)**

With a radiator.

### SHOWER ROOM

**5'4" x 6'4" (1.64m x 1.95m)**

Fully tiled with a walk-in shower and a glass screen. There is an electric shower which we understand uses 75% less water being an air pressure unit. Circular wash hand basin.

### SEPARATE WC

With tiled walls and an enclosed cistern.



## OUTSIDE

A tarmac hard standing provides parking for at least four vehicles with a tap and an outside power point. FORMER GARAGE/OUTBUILDING 2.84m x 5.98m (9'4 x 19'7) with a bench and shelving. The front garden is laid to lawn for the most part being very well enclosed and thoughtfully planned. It has several sitting out areas and leads on to the summerhouse at one side. A side access leads to a courtyard area and then via a gate to a very productive vegetable garden in two areas, being well enclosed with a greenhouse and a store. There are water butts and a former oil tank, all used for water storage.

## DIRECTIONS

From our office in Redruth take the main road towards Truro into Scorrier passing the petrol station on your left. At the roundabout go straight ahead towards Chacewater and just after the crossroads turn left into Sawmills Lane and the property will be found on the right hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

## SERVICES

Private drainage (septic tank), mains water, mains electricity, air source heating and solar panels (owned).

Broadband highest available download speeds - Standard 11 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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



Road Map



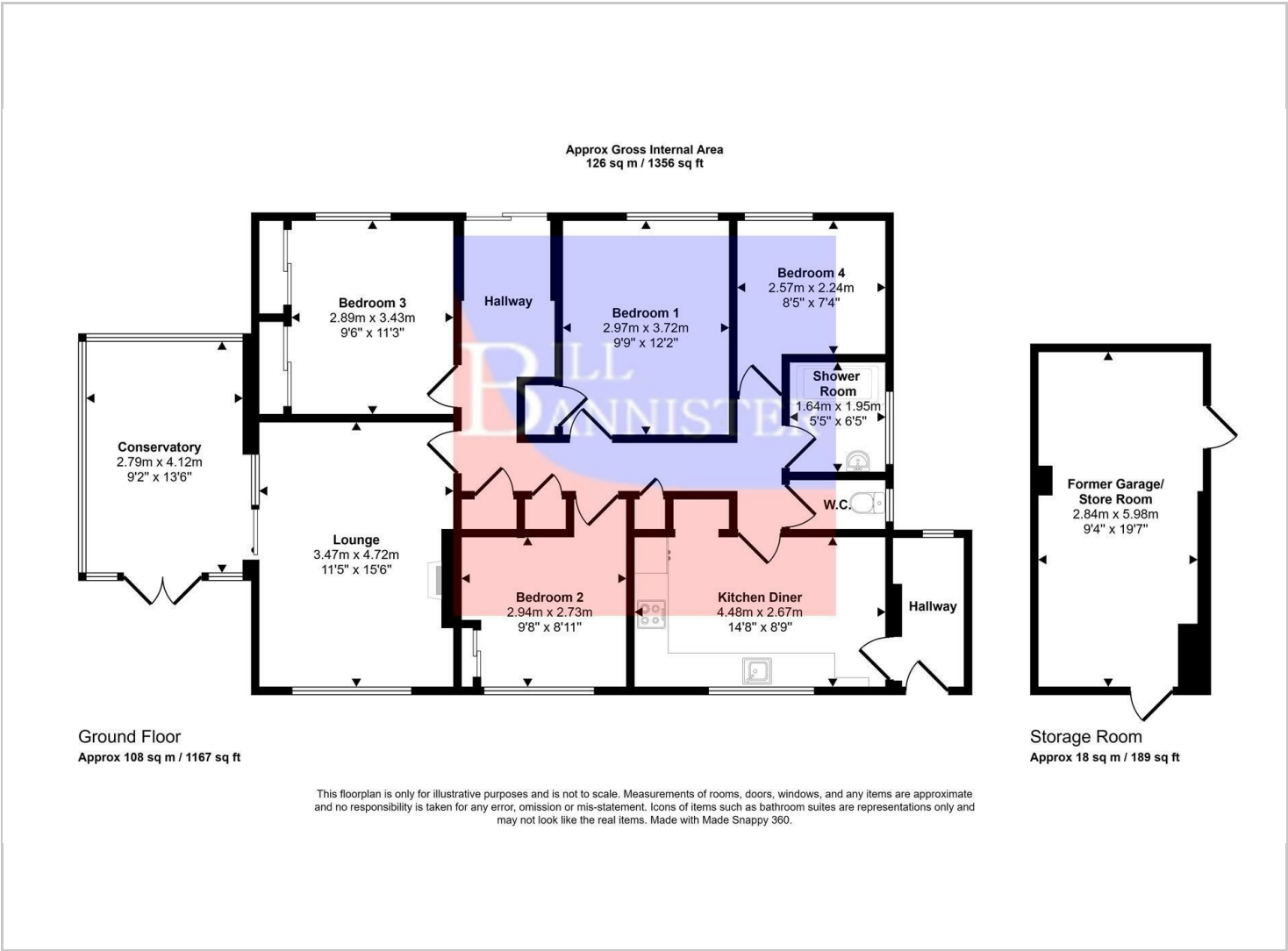
Hybrid Map



Terrain Map



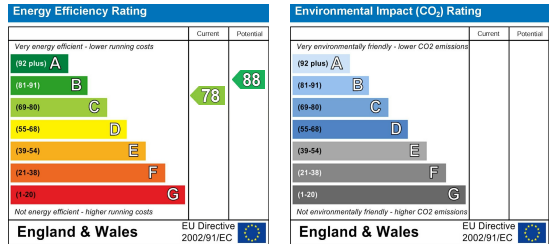
Floor Plan



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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