

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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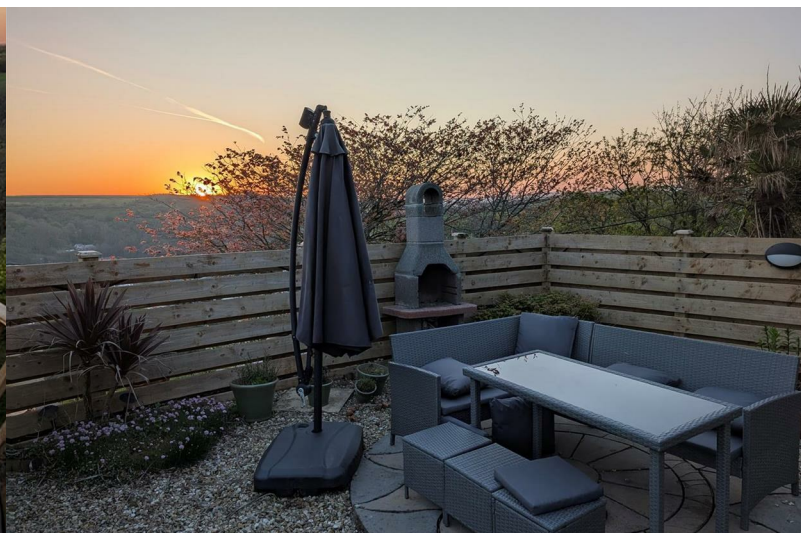


True North Green Lane

Portreath, Redruth, TR16 4NX

£685,000

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Set within a designated area of outstanding natural beauty, imagine a house perched above a coastal village, offering breathtaking panoramic views of the sea and surrounding landscape, allowing you to experience both sunrise and the wonderful Cornish sunsets this is it!

We are delighted to bring to market this wonderful four bedroom bungalow, offering generous family accommodation, creating a sanctuary that harmonizes with its peaceful environment and for those reasons, we highly recommend an early viewing.

Quietly situated at the end of a lane, you will find the expansive p-shaped driveway offering parking for multiple vehicles, complemented by a dual aspect single garage and a substantial shed that can serve various purposes, from housing tools and equipment to functioning as a hobby space and/or workshop. A double decking focal point gives wonderfully dramatic all round views, adding to two more separate areas that offer outdoor relaxation as well as great socialising space whilst the wraparound split level garden, the rear part being south facing, offers great variety, from flowers and plants to growing opportunities.

Internally, the property benefits from a large L shaped hall, leading off from which is a lounge/living room with a slate fireplace housing a wood burner, transitioning into a TV shelf. The open plan style leads into a study/sun room which in turn draws you towards the conservatory/dining room from which access to the side garden is available. The conservatory lends itself as very much a family/social space given its proximity to the kitchen area. The kitchen is very well equipped in terms of food preparation, cooking and again as a socialising space. Looking further into the property, a secondary hallway leads to the double aspect master bedroom which has the benefit of en-suite shower facilities. The three remaining bedrooms are all a double size, two of which benefit from the views towards the north and over Portreath and all complemented by a well equipped family bathroom and further separate WC.

To conclude, this is a quite fabulous opportunity to acquire a unique property sited in a most wonderful position. It is also worth noting that this bungalow certainly presents opportunity for further development to extend the living space, albeit subject to the appropriate planning consent.

In terms of location, the local beach can be reached within a fifteen minute walk, the famous coastal path is also very close by whilst there are many other local beaches within easy reach. Portreath itself offers a public house, cafes and local shops plus a fish and chip shop. Further afield, Camborne and Redruth town centres are equidistant and can be reached in less than fifteen minutes by car. Tehidy Woods is less than ten minutes by car but can also be reached on foot in a little over half an hour. Tehidy Park Golf Club is around five minutes away by car.

Upvc obscure double glazed casement front door with inner stable door style leading to:

L SHAPED HALLWAY

Two smoke alarms and a radiator. Wainscoting half panelled walls and a door leading to a full height storage cupboard with hanging space and shelving.

LOUNGE

13'0" x 16'5" (3.97m x 5.02m)

Upvc double glazed window overlooking the front aspect and elevation with views towards the north and a radiator under. Log burner set in a slate hearth fireplace blending seamlessly into a TV stand. Alcove leading to:

STUDY

8'6" x 14'7" (2.61m x 4.46m)

Triple aspect bay window and a upvc double glazed window overlooking the village below and views to the north with a radiator under. Upvc double glazed clear door with clear glazed side panel leading to:

CONSERVATORY/DINING ROOM

8'3" x 16'7" (2.52m x 5.06m)

Radiator, vertical venetian blinds, two electric fans and upvc double glazed French doors leading out to the decking at the side of the property. Open access to:

KITCHEN

18'4" x 10'8" (5.59m x 3.26m)

Airing cupboard with slatted shelved storage. Tiled inset space for a Rangemaster style cooker with a Rangemaster extractor over. Central island with a polished granite straight edge work surface having storage cupboards and drawers under. A range of eye level and base level storage cupboards and drawers with straight edge polished granite worktops. Integrated dishwasher and an integrated fridge/freezer. Upvc double glazed window overlooking the rear garden and elevation. Inset Belfast sink with a polished granite drainer. Tiled splash backs, radiator and a loft access hatch.

SECONDARY HALLWAY

Half panelled Wainscoting style walls.

BEDROOM 1

9'3" x 14'10" (2.84m x 4.54m)

A dual aspect room with a upvc double glazed window overlooking the village below and views to the north with a radiator under. Upvc double glazed window overlooking the rear garden and elevation. Built-in wardrobe with hanging and shelving space. Fitted wardrobe to the side and over the bed. Door to:

EN-SUITE SHOWER ROOM

With a thermostatic rain shower and a hand held shower. Tiled splash back, low level wc, wash hand basin with built-in vanity unit and tiled splash back. Wall mounted towel radiator, obscure double glazed window to the side aspect, mirrored medicine cabinet, extractor fan and a wall mounted electric heater.

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BEDROOM 2

12'7" x 10'6" (3.84m x 3.21m)

Dual aspect room with a upvc double glazed window to the front overlooking the village below with views to the north and a radiator under. Upvc double glazed window to the side with far reaching easterly views. Corner sink and a built-in wardrobe.

BEDROOM 4

10'7" x 10'6" (3.24m x 3.21m)

Upvc double glazed window overlooking the village below with views to the north and a radiator under. Corner sink unit and vanity unit and tiled splash back. Bi-fold doors leading to a storage cupboard.

BEDROOM 3

12'9" x 10'4" (3.89m x 3.16m)

Upvc double glazed window overlooking the rear garden with a radiator under. Corner sink unit with a tiled splash back.

FAMILY BATHROOM

6'9" x 7'1" (2.08m x 2.17m)

Fully tiled with a built-in wc and wash hand basin in a vanity unit with tiled splash back. P shaped bath with a thermostatic shower over and glass shower screen. Wall mounted towel radiator, high level obscure double glazed window to the rear aspect and a Milec electric heater.

SEPARATE WC

Half tiled walls, a low level wc and a wash hand basin in a vanity unit with tiled splash back. Obscure double glazed window to the rear aspect.

UTILITY ROOM

5'11" x 4'6" (1.81m x 1.38m)

Plumbing and space for washing machine, shelf and storage space, Ariston boiler and roll edge work surface. Door to a further storage cupboard with shelving. Half panelled obscure double glazed door and an obscure double glazed side panel leading to the rear garden.

OUTSIDE

A P shaped driveway provides parking for up to five vehicles and steps lead up to the front door forming a central border between two lawned areas. The

lawned areas have a dwarf wall border with pathway access to the side decking. An ascending lawned garden adjacent to the decking leads up to the GARDEN SHED 3.18m x 2.06m (10'5 x 6'9). There is an external tap and the lawns are wraparound which cover three sides of the property. To the front of the property, there is a large, expansive & versatile SHED/OUTBUILDING 5.35m x 7.27m (17'1 x 23'10) which is an ideal multifunctional space, serving as storage and as a workshop amongst other uses. There are borders of mature bushes and trees and the rear lawn leads to a gravelled area with a decorative slabbed circle bordered by hit and miss fencing. There is also a SMALL SHED and a GREENHOUSE 1.89m x 2.48m (6'2 x 8'2) and gravelled steps lead down to a lower garden which is mainly laid to lawn with borders of mature bushes, trees and shrubs. There is a split level decking area and gravelled steps to the side of a DETACHED SINGLE GARAGE 2.59m x 5.45m (8'6 x 17'11) with a dual aspect.

DIRECTIONS

From our office in Redruth proceed along Chapel Street, follow this road to the roundabout by Tesco and proceed straight over towards Portreath. On entering the village of Portreath proceed around towards the beach and bear left up Tregea Hill. At the top of the hill bear right and then turn immediately right into Green Lane. Follow this road along and turn right down a lane where True North will be found at the far end.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: E.

SERVICES

Private drainage (septic tank and soakaway), mains water, mains electricity, LPG gas heating & Wood Burner.

Broadband highest available download speeds - Standard 17 Mbps, Superfast 76 Mbps (sourced from Ofcom).

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



Road Map



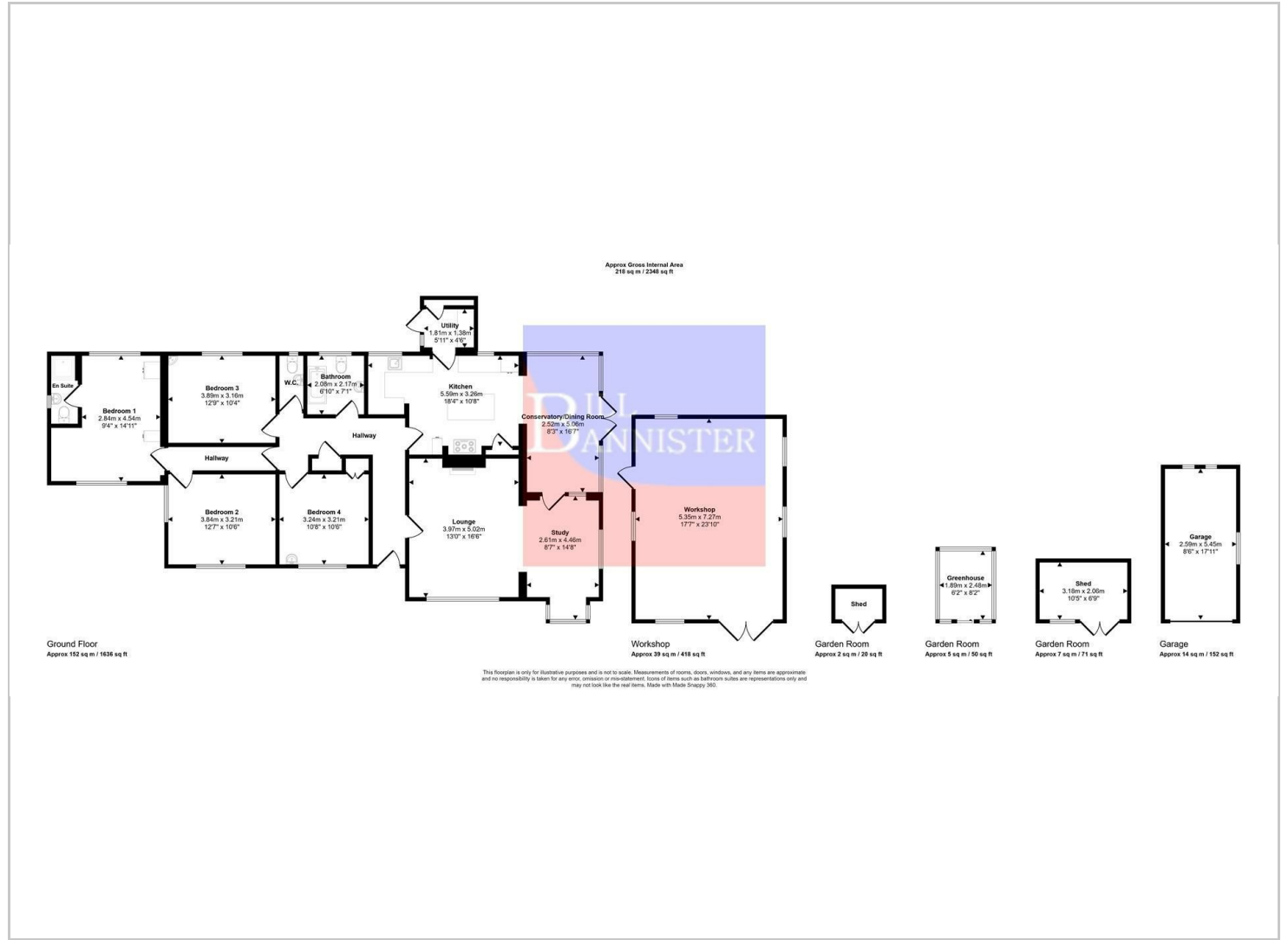
Hybrid Map



Terrain Map



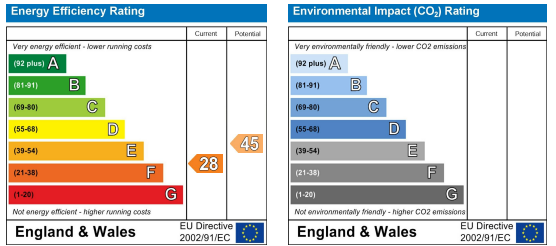
Floor Plan



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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