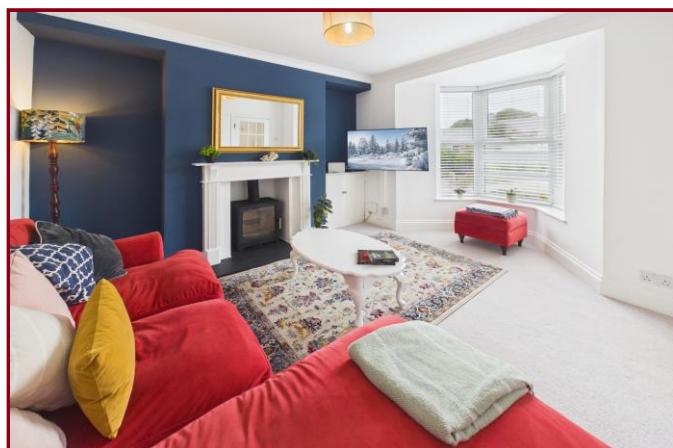




MAP estate agents
Putting your home on the map

**Rose Row,
Redruth**

**Offers Over £250,000
Freehold**





**Rose Row,
Redruth**

**Offers Over £250,000
Freehold**

Property Introduction

Situated in a quiet residential area, whilst benefiting from being within walking distance from the town centre, supermarket, schooling and transport links, is this beautifully presented three bedroom cottage that has been totally transformed by the current vendors.

Full of character, the ground floor boasts an entrance porch, cosy lounge with multi-fuel burner and a large bay window. An incredible open-plan kitchen/diner offers a central island with quartz worktops and natural slate floors as well as a sunroom, utility space and a ground floor WC. On the first floor, one will find three bedrooms - two of which are doubles and a family shower room.

The rear garden is of a generous size and features mature planting, raised beds and areas to sit and enjoy the sun.

This is a beautiful home, perfect for a family or those looking to downsize and be close to the town and local amenities.

Location

Rose Row is just a short walk from Redruth town centre where one will find a selection of independent cafés, shops, supermarkets, pharmacies and everyday amenities. Redruth has become one of Cornwall's most exciting and creative towns with a thriving arts scene and boasts the popular 'Buttermarket', a vibrant food hall offering artisan traders, guest chefs and frequent events as well as the historic Regal Cinema and Theatre which regularly screens the latest films alongside live theatre, music and comedy performances. The beautiful north coast beaches of Portreath and Porthtowan are approximately a fifteen-minute journey away, while the vibrant university town of Falmouth is around eleven miles away. Redruth Railway Station also provides direct links to London Paddington and the north of England making travelling across the country straightforward. The local primary school is within walking distance and there is a choice of secondary schools and colleges. Regular buses run from Redruth to Camborne, the university town of Falmouth and the city of Truro.

ACCOMMODATION COMPRISES

Part glazed entrance door opening to:-

ENTRANCE PORCH

Glazed on three sides with a combination of single and double glazing, beautiful original slate flooring and exposed painted stonework.

HALLWAY

Wood effect laminate flooring and carpeted stairs rising to the first floor. A useful understairs storage cupboard provides a practical space and an open doorway leads seamlessly through to the kitchen/diner. Door opening to:-

LOUNGE 11' 7" x 11' 5" (3.53m x 3.48m) maximum measurements into recesses plus bay

A beautifully presented and characterful reception room featuring a uPVC double glazed bay window. Attractive multi-fuel burner set on a slate hearth with a wooden mantel over creating an attractive focal point. High ceilings and recessed alcoves sit to either side of the fireplace. Carpeted flooring and radiator.

KITCHEN/DINER 15' 6" x 9' 9" (4.72m x 2.97m) max. measurements

A beautiful sociable space with a stunning central island with quartz worktops complete with storage cupboards to either side and a recessed sink unit with mixer tap. Four-ring electric induction hob with a 'Bosch' oven below, concealed extractor fan and space for a dishwasher. Ample space for a large dining room table with recessed alcoves to either side of a covered fireplace. Radiator and natural slate flooring. Glazed door opening to:-

SUNROOM 10' 1" x 6' 4" (3.07m x 1.93m)

The sunroom is a wonderful place to relax while enjoying views over the garden and features uPVC double glazed doors with adjoining glazed panels leading directly outside to the spacious rear garden flooding the room with natural light. 'Velux' window, natural slate flooring and underfloor heating. An open doorway leads through to the utility area which is fitted with an additional worktop, plumbing for a washing machine and housing the new 'Worcester' boiler (installed June 2026). An oak veneer door then opens to:-

GROUND FLOOR WC

Fitted with a contemporary floating wash hand basin with mixer tap over and tiled splashback, alongside a low-level WC. Finished with natural slate flooring with an eye-level uPVC double glazed window.

FIRST FLOOR LANDING

Multi-level landing with large uPVC double glazed opaque window allowing plenty of natural light, radiator and two loft access hatches. Useful storage cupboard complete with additional storage above and doors off to:-

PRINCIPAL BEDROOM ONE 11' 10" x 9' 7" (3.60m x 2.92m)

A spacious room featuring a uPVC double glazed window overlooking the front of the property. Beautiful original exposed floorboards and radiator.

BEDROOM TWO 10' 7" x 9' 3" (3.22m x 2.82m)

A generous double bedroom enjoying a large uPVC double glazed window overlooking the rear, original exposed floorboards and high ceilings. Radiator.

BEDROOM THREE 7' 4" x 6' 8" (2.23m x 2.03m)

A well-proportioned single bedroom featuring a large uPVC double glazed window overlooking the front of the property. Carpeted flooring and a radiator. This versatile room would make an ideal child's bedroom, home office or guest room.

SHOWER ROOM

Beautifully presented and finished to a high standard comprising spacious walk-in double shower with subway-style tiled splashbacks, a boiler-fed rainfall shower with separate handheld attachment, a vanity wash hand basin with built-in storage beneath, and a concealed cistern WC. Complemented by wood-effect laminate flooring, two uPVC double glazed windows. Chrome heated towel rail.

OUTSIDE FRONT

To the front of the property, dwarf stone walls enclose a low-maintenance garden with impressive granite gate posts. A gate opens onto a gravelled and planted frontage, with a pathway leading to the front door.

REAR GARDEN

A surprisingly generous and beautifully established rear garden, thoughtfully designed with a series of sun terraces perfect for entertaining and planted mature borders. High walls and fences for privacy and a small lawn. The garden can be accessed from the sun room. A gate gives rear access.

SERVICES

Mains gas, mains electricity, mains water and mains drainage.

AGENT'S NOTES The property is Council Tax Band B. Please note there is pedestrian access via the neighbours access way to a wooden gate providing access into the rear garden. The garden can also be accessed directly from the sun room. There is an historic right of way in favour of the neighbouring property to the left-hand side (when looking towards the rear garden), allowing rear access to their garden if required.

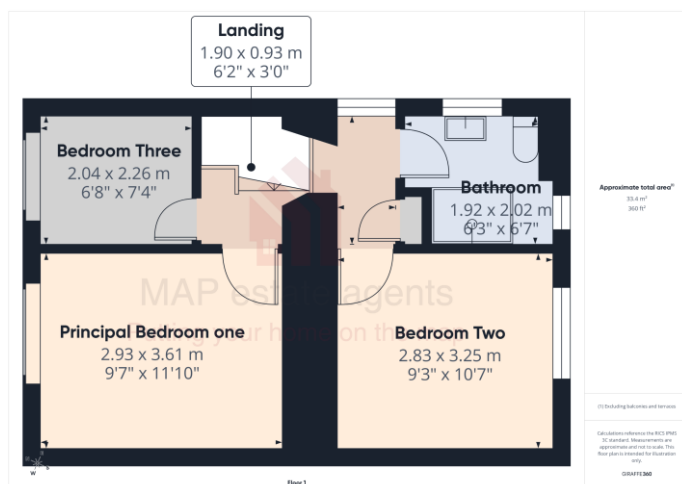
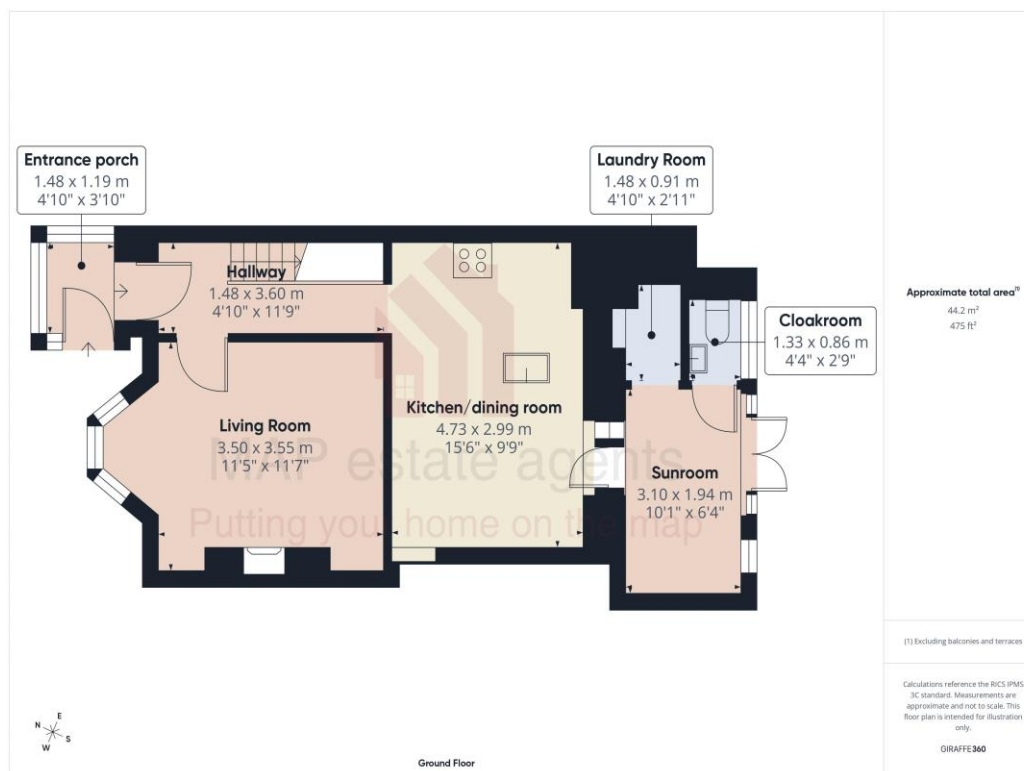


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Beautiful character three bedroom cottage
- Modern kitchen/diner
- Sunroom
- Ground floor cloakroom
- First floor shower room
- Multi-fuel burner
- Council Tax band 'B'
- Quiet location and walking distance to town



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.