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# BILL BANNISTER

Sales & Lettings



## Burnwithian Cottage Burnwithian

St. Day, Redruth, TR16 5LG

**£399,950**



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An early viewing is recommended to appreciate this most bright and airy family home, situated on the edge of the historic village of St Day, down a cul-de-sac lane but close to local amenities. Positioned on a delightful, elevated plot, with tremendous views to the south and up towards Carn Marth, the three bedrooms to the rear all benefit from the lovely views not to mention a large south facing conservatory/sun room. The roots of the property actually go back to the 1850's! Upgraded significantly by the current vendors since they moved in including a new kitchen with a breakfast bar and new UPVC windows and doors, there is very good sized living accommodation on offer with the conservatory/sun room accessible from the lounge. There is a ground floor study and it could be that a new owner may wish to re-purpose to a bedroom giving that there is a separate toilet. The rear of the garage/utility can also be accessed from this room. The first floor is particularly bright and airy, with all three bedrooms benefiting from the spectacular views over open countryside. The bedrooms are complemented by a functional family bathroom, stylishly fitted with metro tiles for a clean finish and including a thermostatic shower over the bath. Externally, the current vendors have upgraded the garden to take advantage of the south facing elevation which make it an ideal socialising environment with a BBQ/bar area and wood/gas supplied outdoor pizza oven. To the front, there is a tarmac and part gravelled driveway with parking for four/five vehicles, complemented by the single garage should the new owners wish to re-purpose back to vehicle storage. In terms of location, there are many local amenities in the village within walking distance including two convenience stores, a Post Office, butchers, pharmacy, a public house and St Day & Carharrack Community School. There is also a second public house nearby, in the hamlet of Vogue, St. Day, which is within a fifteen minute walk. The centre of Redruth can be reached in a few minutes by car. Further afield, both Falmouth and Truro are equidistant and can be reached in around twenty five minutes by car. The coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in less than twenty minutes by car whilst the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Club, are within a similar distance. The property location is also within proximity to many other North Cornwall coastal towns as well as other surrounding attractions being easily accessible. There are bus services and it is also worth noting that there are many local walks to be found

around the St. Day area with Carn Marth accessible on foot, being within around a forty minute walk from this property.

Upvc front door with a clear double glazed panel opens to:

#### **ENTRANCE PORCH**

Triple aspect room with clear double glazed upvc windows. Internal upvc stable door to:

#### **KITCHEN**

**16'4" x 9'9" (4.99m x 2.99m)**

Fitted with a range of tall storage cupboards which include an integrated fridge and freezer. Further storage cupboards and drawers with Fenix straight edge worktops and matching upstands. Space for an electric cooker and space for a dishwasher. Single inset composite sink below a upvc double glazed window overlooking the front aspect. Separate Fenix worktop/breakfast bar with matching upstands. Upvc patio doors lead out to the rear patio and a second upvc double glazed window overlooking the front aspect. Open access to:

#### **LOUNGE**

**13'6" x 17'1" (4.12m x 5.22m)**

Stairs to the first floor and a upvc double glazed window looking into the conservatory with a radiator below. Wood burner set in a traditional fireplace with a wooden lintel over. An open joist ceiling and a door opens to:

#### **CONSERVATORY/GARDEN ROOM**

**11'5" x 16'11" (3.48m x 5.18m)**

A triple aspect room with upvc double glazed doors leading out to the patio. Far reaching views overlooking open countryside to the south. Radiator.

#### **STUDY/BEDROOM 4**

**7'1" x 11'5" (2.18m x 3.50m)**

Inset open storage cupboard with hanging space and shelving. Door to a WC being fully tiled with a low level wc and a wash hand basin built into a vanity unit. Wall mounted towel radiator. Door to:

#### **GARAGE**

**9'1" x 14'2" (2.78m x 4.32m)**

Space and plumbing for a washing machine and space for a tumble dryer. Door opens to a storage cupboard housing a Baxi combi boiler. Lighting and power. Loft access hatch and an up and over door.

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## FIRST FLOOR

### LANDING

#### BEDROOM 1

13'4" x 8'2" (4.08m x 2.51m)

Upvc double glazed window behind a deep slate sill overlooking the rear garden and wider views over open countryside to the south and towards Carn Marth.

#### BEDROOM 2

7'10" x 9'9" (2.41m x 2.99m)

A dual aspect room with a upvc double glazed window overlooking the rear garden and open countryside towards the south and Carn Marth. Second upvc double glazed window overlooking the front aspect.

#### BEDROOM 3

7'1" x 9'0" (2.16m x 2.75m)

Upvc double glazed window set in a deep slate sill overlooking the rear garden and views over open countryside to the south and Carn Marth. Radiator and loft access hatch.

#### FAMILY BATHROOM

7'5" x 9'10" (2.28m x 3.00m)

Metro tiled with a retro radiator. Low level wc and a wash hand basin with a tiled splash back. Bath with a thermostatic shower over having a rain shower and handheld function. Upvc obscure double glazed window to the front aspect with a large inset mirror.

### OUTSIDE

To the front of the property a driveway leads to the single garage and is primarily tarmacked leading to a gravelled area with

parking for four/five vehicles. There is an outside tap. To the rear doors open out onto a patio area with a raised decking area, a raised planting border and an outdoor bar area. The decking leads down to a lawn with a large log store. There is also an outside pizza oven with an LPG bottle and a raised border of mature hedging and shrubbery. External power socket.

### DIRECTIONS

From our office in Redruth proceed up past the railway station and on into Higher Fore Street. At the junction turn right and then take the left hand fork at the triangle into St Day Road. Proceed up to the roundabout and continue straight over towards St Day. Continue along, through Vogue and up the hill into the village of St Day. Proceed past the shop and post office and turn right at the T junction into Church Street. Continue past the church and bear right sign posted to the school. Proceed past the school on the left and the property will be found on the right hand side.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

### SERVICES

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

Broadband highest available download speeds - Standard 16 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



## Road Map



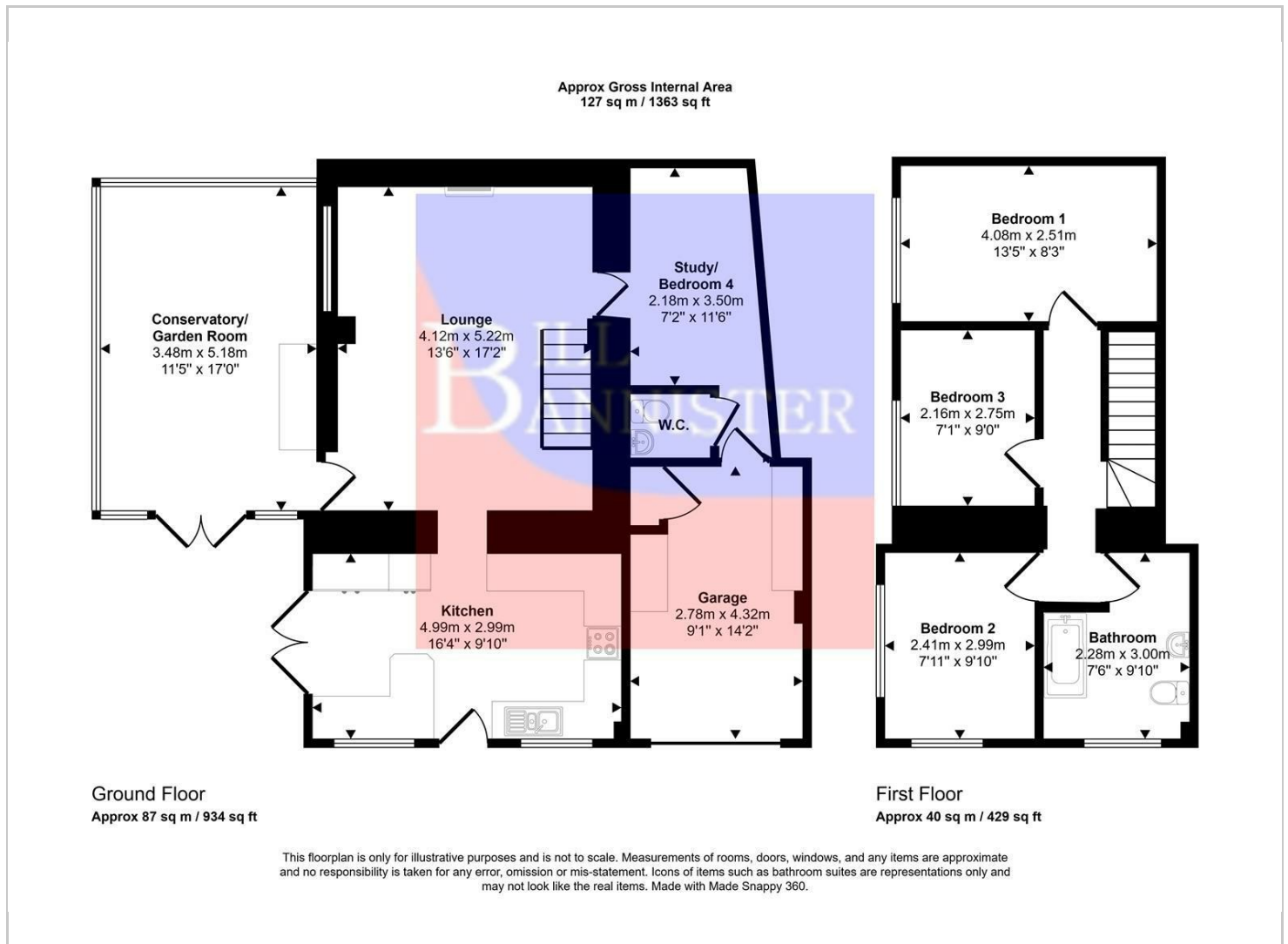
## Hybrid Map



## Terrain Map



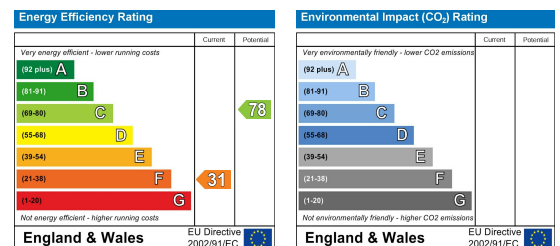
## Floor Plan



## 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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