



goundrys
SALES

Woodbine Lane, Illogan

Redruth

Guide Price
£675,000

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tucked away just off Alexandra Road within the popular village of Illogan, this attractive and characterful home has been sympathetically updated in recent years and offers well-proportioned accommodation ideally suited to family living.

The current owners have undertaken a number of improvements over recent years, including the installation of new uPVC double glazing, new dormer, a new central heating system, a recently fitted kitchen (July 2025), and updated bath and shower rooms, all of which complement the property's appeal.

Despite its character features, the property offers comfortable and well-balanced living space. On the ground floor, there is an attractive living room with ample space for both seating and dining, with stairs rising to the first floor. In addition, there is a further reception room, a conservatory enjoying views over the garden, a downstairs shower room, and an entrance porch/utility area. The kitchen is well-fitted and finished in a modern style.

To the first floor, there are four bedrooms along with the main family bathroom, all presented to a standard consistent with the rest of the home.

A particular feature of the property is the generous and mature gardens. To the rear, the gardens are predominantly laid to lawn and offer a good degree of privacy, with a variety of established planting. To the front, there is further garden space, again mainly laid to lawn and well planted, incorporating a pond which adds to the overall setting.

The property also benefits from a detached garage.

Viewings are highly recommended to fully appreciate the finish, space, and setting that this lovely home has to offer.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.





We understand the driveway is in third party ownership with full foot and vehicular access benefiting Woodbine Cottage to the cottage, garage and gate. Twice a year the owner of the meadows to the left accesses the driveway on foot to maintain the side access way on their land.

Further Important Information For Buyers:

Tenure: We understand the property is Freehold

Council Tax Band: D (Source : Council tax band checker, as of: 30/03/2026)
Water Supply: We understand the property is on mains connection (Source: Vendor's PIQ).

Sewage: We understand the property is connected to ***** drainage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: C72 (Certificate valid until: 27th July 2035)

Approximate What3Words Location: ///justifies.gracing.pipe

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Predicted download speeds. Not guaranteed: 16 – 41 MBPS (Source: Ofcom Broadband Checker)

Mobile Coverage: (Source: Ofcom Mobile Checker)

EE – Good outdoor, variable in home

O2 – Good outdoor

Three – Good outdoor

Vodafone – Good outdoor, variable in home

For further material information, please refer to the relevant section(s) provided by this website.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.





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