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**Carn Brea Village,
Redruth**

**£220,000
Freehold**





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Property Introduction

A very well presented detached character cottage located in a peaceful tucked away position. If privacy and a degree of seclusion is something that appeals, then this charming Cornish cottage could be just what you are looking for.

Approached via a private lane with a right of way over two other cottages, the property boasts an abundance of charm and features which includes a granite open fireplace with wood burner whilst having the benefit of double glazed windows and doors alongside an electric heating system. An entrance porch takes you into an opened planned living space comprising of a well equipped kitchen and a lounge with a doorway leading into a dining room which could also be utilised as an occasional second bedroom for guests. To the first floor is a generous sized bathroom suite along with the principal bedroom.

Externally are delightful gardens laid to lawn backing onto open fields enjoying a pleasant vista.

Location

Redruth is a traditional Cornish mining town steeped with a rich industrial past and located approximately ten miles from the cathedral city of Truro. Within the town itself are a wide variety of retail outlets along with out of town supermarkets, junior and secondary schools along with a mainline railway station operating to London Paddington.

Nearby are pleasant walks taking you towards Carn Brea monument and castle while Tehidy County Park located at Pool offers miles of meandering woodland paths which is also access to the North coastal footpath with its majestic view and popular surfing beaches such as Hayle, Portreath and Porthtowan.

The more sheltered south coast is within a reasonable travelling distance ideal for families to enjoy protected coves and watersports while to main A30 is also easily accessible taking you to other areas of the county and beyond.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

uPVC double glazed door to exterior. Two uPVC double glazed windows with window seat and built-in storage. Slate floor, boxed electric meters, access through to:-

OPEN PLANNED LIVING AREA 21' 0" x 13' 6" (6.40m x 4.11m)

Access to:-

KITCHEN

'Belfast' style sink with a good variety of built-in storage cupboards and work surfaces, three drawer storage units, beamed ceiling, plumbing for automatic washing machine. uPVC double glazed window to front elevation with slate sill. Built-in hob with stainless steel splash back, white washed exposed stone wall, Staircase to first floor, slate floor, understairs storage cupboard. Open plan aspect leading to:-

LOUNGE

uPVC double glazed window to front elevation with slate sill. Feature stone floor to ceiling fireplace with slate hearth and wood burner. White washed stone wall. Beamed ceiling, stone recess and shelf. Wall mounted radiator. Doorway giving access through to:-

DINING ROOM/ OCCASIONAL BEDROOM TWO 12' 6" x 8' 3" (3.81m x 2.51m)

uPVC double glazed door and windows. Slate floor, enjoying an outlook over the garden.

FIRST FLOOR LANDING

Access to:-

BEDROOM 13' 9" x 9' 10" (4.19m x 2.99m)

uPVC double glazed window to front and rear elevation. Wall heater, exposed white washed wall, canopy style ceiling.

BATHROOM

uPVC double glazed window. Panelled bath, close coupled WC, pedestal wash hand basin and shower cubicle. Chrome heated towel rail, part panelled wall, sloping ceiling at entrance with restricted head room height, extractor fan, gothic style feature window, tiled floor, linen cupboard and wall radiator.

EXTERIOR

As previously mentioned, the property is approached via a right of way over two neighboring properties with gateway leading to the property itself. Enjoying a great deal of privacy, the gardens are mature with a gravel path accessing the main garden with granite steps leading up to a lawn and a variety of mature shrubs and this backs onto open fields enjoying pleasant views.

AGENT'S NOTE

Council tax band is band 'B'.

SERVICES

Mains drainage, mains water and main electricity.

DIRECTIONS

From Redruth, proceed along Blowinghouse Hill taking you to the roundabout proceeding straight across taking the first turning on the left hand side continuing under the tunnel until you reach the next junction. Turn right taking you up the hill where the lane accessing the property is situated on the right hand side where a MAP For sale board has been erected for identification purposes. If using What3Words: Accent.Tomorrow.Blanking.

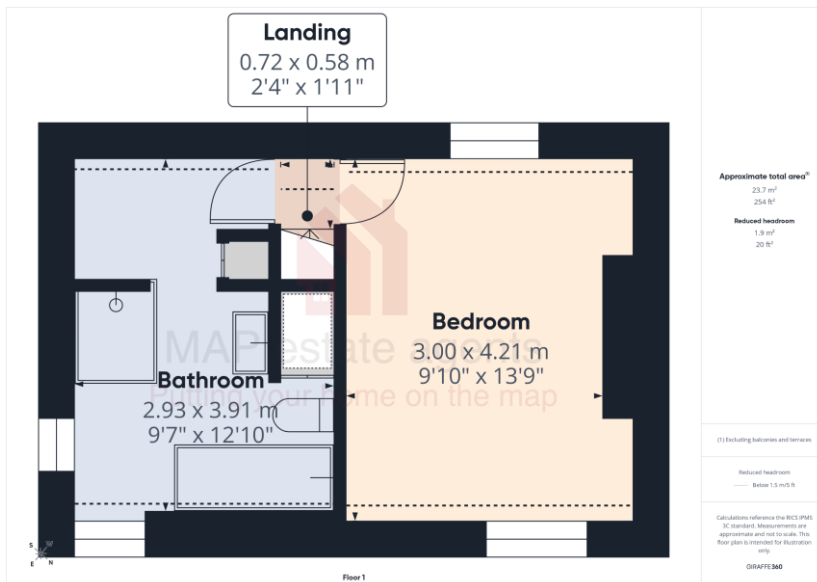
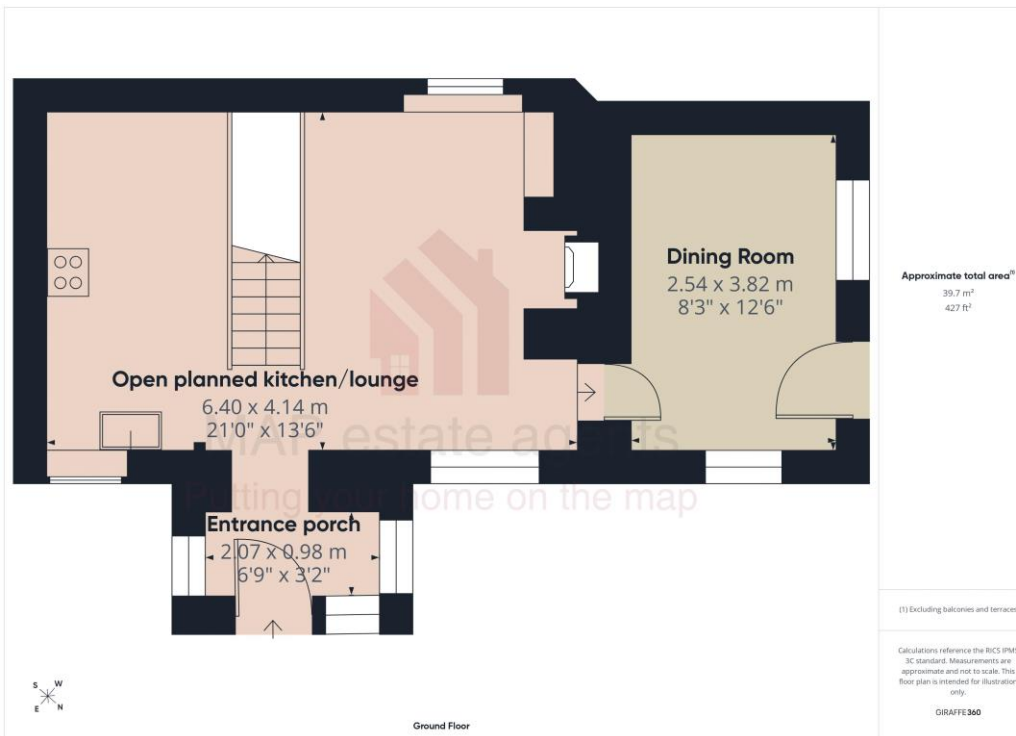


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached character cottage
- Located in a quiet tucked away location
- Open planned living accommodation
- Lounge with feature wood burner set in large fireplace
- One bedroom
- Dining room/occasional bedroom two
- Large first floor bathroom
- uPVC double glazed windows and doors
- Electric heating system
- Enclosed lawned gardens backing onto fields



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