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Sales & Lettings



Seythfold

Busveal, Redruth, TR16 5HH

£339,950



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Seythfold is a detached bungalow built in 1970 benefiting from a large plot and an extensive range of outbuildings. It is located in the hamlet of Busveal, a very popular area steeped in local history but still within easy reach of Redruth, Camborne, St Day with the train station, local bus routes and the A30 only minutes away.

This spacious bungalow has a long lounge/diner, a kitchen, a family bathroom and two double bedrooms, one with a range of fitted wardrobes. It is double glazed and the heating is via a Grant oil boiler. Hot water is provided by an oil fired Rayburn stove in the kitchen and there is also a hot water cylinder with an immersion heater as well as facilities for a modern cooker and appliances. To the rear of the kitchen there is a useful sun room/utility with additional space for white goods. Externally a driveway provides turning and parking facilities leading to a garage.

The front garden has been thoughtfully and carefully laid out, mainly lawned and being enclosed with a golden gravel area ideal for pots etc. To the rear there are four timber outbuildings, two of which are of generous proportions with power and light. Behind the garage the outbuilding is also an observatory, with sliding roof and full facilities for stargazing, including a plinth for a telescope. The rear garden is well enclosed with flower borders etc. The largest outbuilding is 18 months old and has been designed to be versatile, in that it could easily be transformed into a garden room, man cave, hobby shed or even guest facilities. The property itself is set in a generous plot, with the opportunity to provide additional accommodation in the roof space or extend subject to the necessary permissions.

Busveal is surrounded by spectacular countryside and views, with many footpaths and byways, including the historic Mining Trail to explore. As such it is a haven for walking and exploring the local and wider Cornish countryside, with quiet roads and plenty of places for cycling, horse riding and dog walking, with the popular Star Inn just a short walk down the hill. Seythfold is one of several detached residential properties in Busveal situated close to the historic Gwennap Pit where John Wesley used to preach. The property itself is nestled within open countryside, between the old Cathedral mine, a neighbouring working farm and livery, as well as various paddocks and smallholdings nearby, with all the sights and sounds of living in a vibrant countryside setting. Some of the

unique local activities include St Day Feast, motorsport events at The Star like The Flora Trial, St Day Football Club (The Saints), popular outdoor services and religious events at Gwennap Pit and visitor centre and the livery has local ride outs and a clean boot hunt group.

To summarise, we feel this is an interesting proposition for someone who enjoys a large but easily maintained garden, requires a good range of outbuildings and wants to soak up all of the atmosphere of the countryside and the varied local activities and history nearby.

ENTRANCE HALL

Approached via a double glazed door with a panel to each side. Porthole window and glass bricks to one wall adjoining the kitchen. Access to the roof space via a loft ladder. Airing cupboard housing a hot water cylinder and an immersion heater. Store cupboards and a Grant oil fired boiler providing the radiators.

LOUNGE/DINER

14'11" x 22'10" (4.56m x 6.97m)

A very pleasant dual aspect room with French doors to the rear. Focal dummy fire surround and hearth with an inset electric coal effect fire. Two radiators.

KITCHEN

10'6" x 17'8" (3.21m x 5.41m)

One and a half bowl stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath, space for white goods and tiled splash backs. Oil fired Rayburn stove with a back boiler for the domestic hot water. This is a good working kitchen/diner and gives access to:

SUN ROOM/UTILITY

13'11" x 7'3" (4.26m x 2.21m)

With a triple aspect and an external door.

BEDROOM 1

11'7" x 11'7" (3.54m x 3.54m)

Fitted wardrobes and a chest of drawers. Radiator.

BEDROOM 2

11'7" x 10'9" (3.54m x 3.29m)

Radiator.

BATHROOM

7'9" x 6'5" (2.37m x 1.97m)

Panelled bath with a mixer shower and a tiled surround. Pedestal wash hand basin and a low level wc. Ladder towel rail and partial wall tiling.

OUTSIDE

A front driveway provides parking and turning facilities. There is a very neatly arranged front lawn with borders and a golden gravelled area ideal for plant pots etc. There is a small shed ideal for garden implements and a pedestrian side access leads to the rear. There is an attached GARAGE 5.60m x 3.39m (18'4 x 11'1) with a pedestrian rear door and power connected. The rear garden is well enclosed with no less than four quite substantial useful outbuildings. Power connected. The property benefits from a professionally installed brand new bunded oil tank with remote monitor, which will offer peace of mind to any future owner.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left by the traffic lights into Station Hill. Continue straight on at the next lights passing the railway station on the right and on into Higher Fore Street. At the junction turn right and then left at the triangle into St Day Road. At the roundabout proceed straight over towards St Day and follow this road all the way along into the hamlet of Vogue. At the bottom of the hill turn right sign posted Gwennap Pit and follow this road for approximately a mile. Turn left sign posted again to Gwennap Pit and the property will be found a little way along on the right hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

The property is next door to Three Firs Farm. This is a working farm with residential accommodation, stabling for horses, livery services, a farrier and livestock. It is also the base for the owner's Clean Boot Miners Blood Hounds MBH hunt group.

SERVICES

Private drainage (septic tank), mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



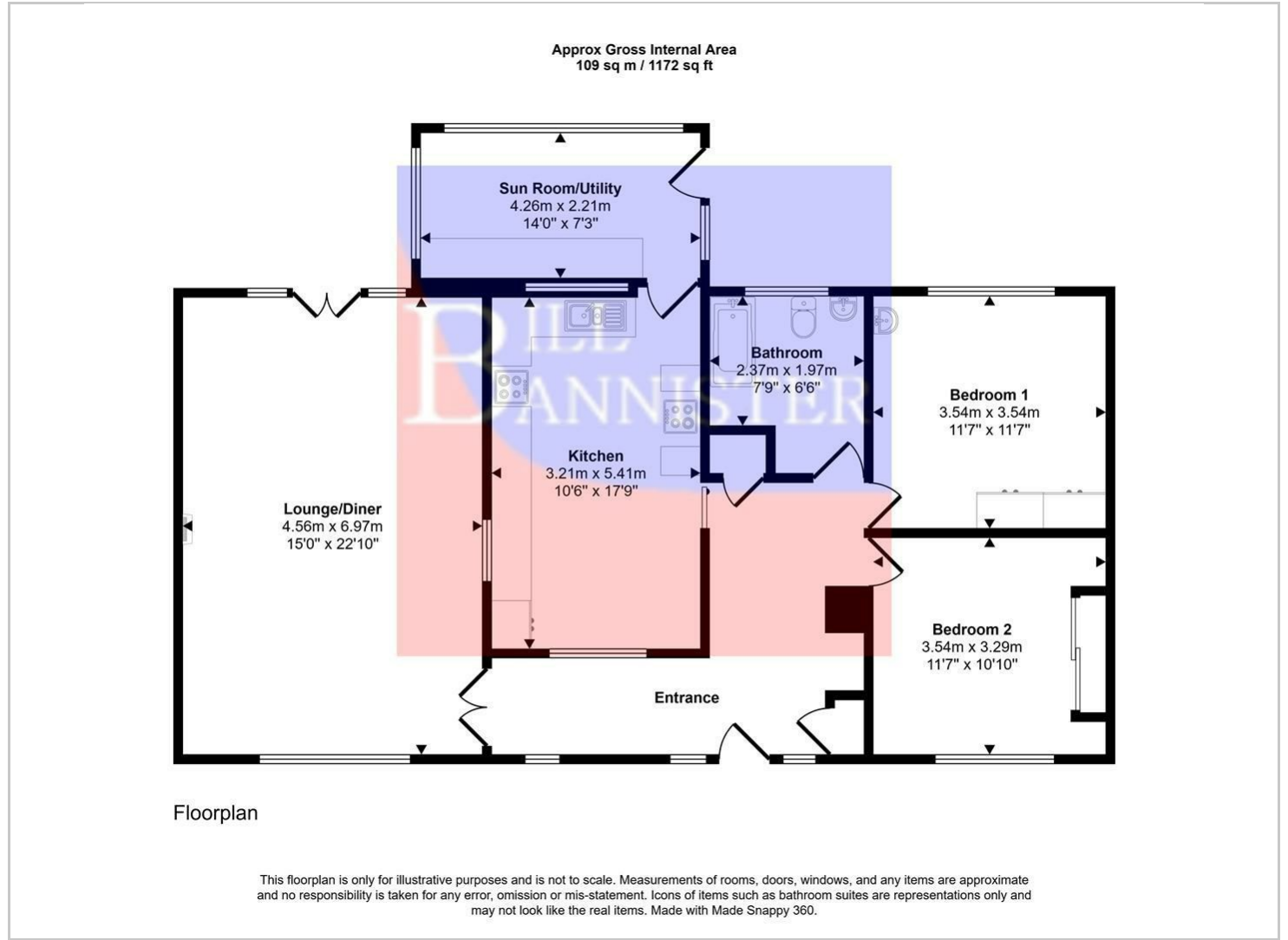
Hybrid Map



Terrain Map



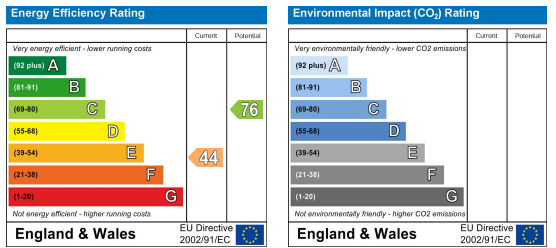
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.