



Ivy Cottage,  
Penhalurick, Stithians

LODGE & THOMAS  
ESTABLISHED 1892

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**Ivy Cottage**, Penhalurick,  
Stithians, Redruth, Cornwall TR16 6TF

**Guide Price - £835,000    Freehold**

- Extended and totally refurbished detached character home
- Excellent specification to include 4 bedrooms (2 en-suite)
- Stunning contemporary kitchen/diner
- Level gardens featuring a pond and stream
- Detached double garage and ample parking
- Two paddocks plus field shelter

*Completely refurbished to a fastidious standard, this is a beautiful character home featuring approximately 1.75 acres of garden and paddock, in a convenient rural location.*

### **The Property**

This detached property has in very recent times been the subject of a comprehensive and stylish refurbishment programme, the end result of which is an exceedingly comfortable and well-appointed home.

Of some local importance, as it retains what was once the school room for the area, the property comprises at ground floor - a welcoming reception hall, cloakroom/wc, generous kitchen/dining room, sitting room, lounge, boot room and utility. At first floor there are four bedrooms, two of which have en-suites, together with the family bathroom. The property is double glazed and is warmed by a combination of LPG central heating and two wood burning stoves.







## Outside

The property is set within approximately 1.75 acres, made up of two paddocks, one of which has a field shelter; extensive gardens, which include a wildlife pond and stream and a large gravel parking area on which are service connections for a park home.

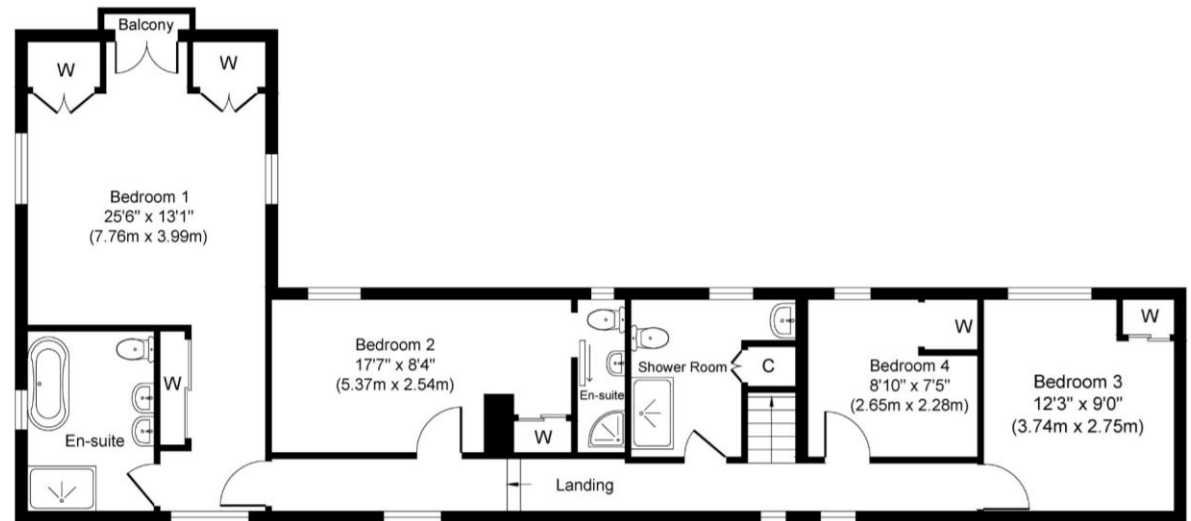


**EPC E Council Tax Band D**

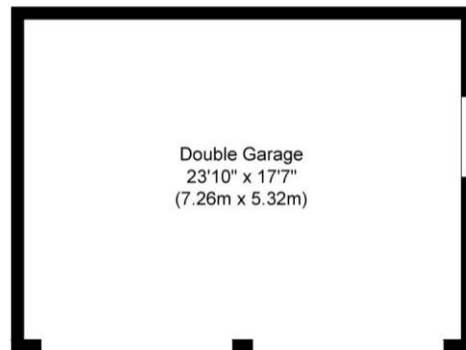
**Services:** Mains electricity, mains water and private drainage (3 year old water treatment plant). None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

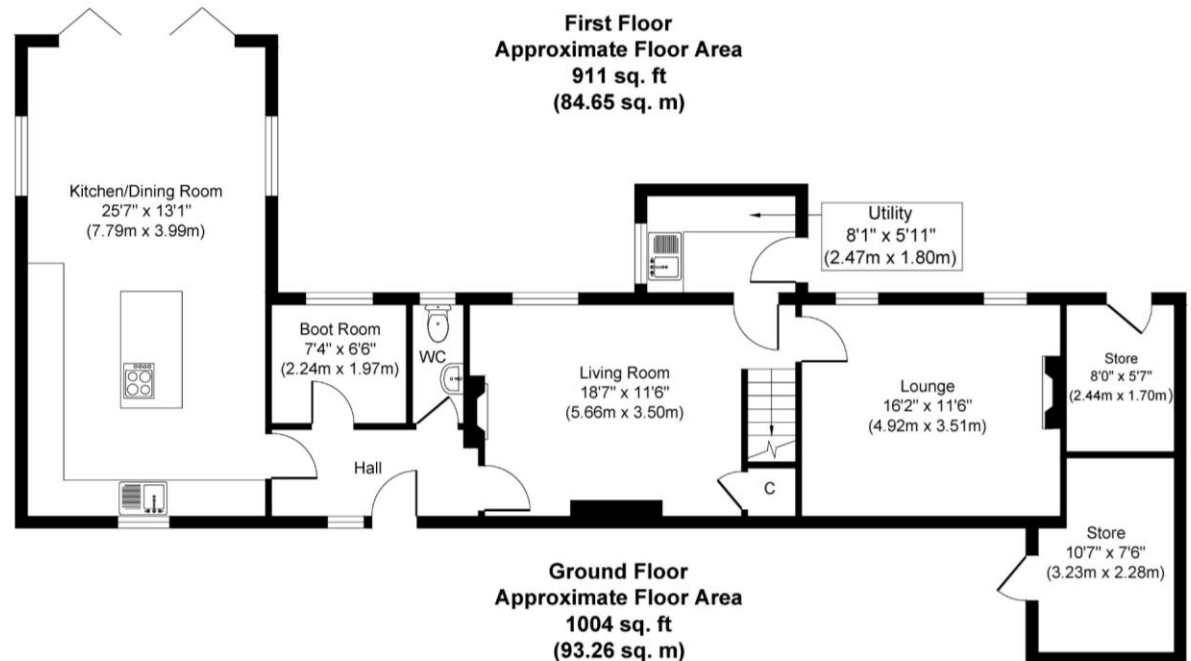
**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



**First Floor  
Approximate Floor Area  
911 sq. ft  
(84.65 sq. m)**



**Garage  
Approximate Floor Area  
416 sq. ft  
(38.62 sq. m)**



**Ground Floor  
Approximate Floor Area  
1004 sq. ft  
(93.26 sq. m)**

### Location

The area of Penhalurick is a wonderful rural setting, a little north of the Stithians Reservoir, central to the nearby major towns of Redruth, Helston and Falmouth, where there is an abundance of schooling, health and leisure facilities. Truro and Helston are 8 miles and 6 miles respectively.

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722.

Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

From Redruth, head south on the B3297 Helston road. At the top of Buller Hill bear left signposted Stithians 3.5 miles, follow this road for just under 1 mile, whereupon the property for sale will be found on the left hand side.

**what3words** ///appoints.ladder.depended



**Not to scale. For indicative purposes only.**

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**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
property@lodgeandthomas.co.uk  
**lodgeandthomas.co.uk**

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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