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Treleigh, Redruth

## Treleigh, Redruth

Portreath (north coast) 4 miles | City of Truro 10 miles | Falmouth (south coast) 12 miles | St Ives 17 miles | Newquay Airport 24 miles | Plymouth 60 miles | Exeter (M5) 93 miles (Distances are approximate)

An opportunity to purchase this substantial detached residence located on the outskirts of Redruth including an established glamping site with two tents, both of which have their own separate showers and WC with solar powered supply.

Entrance boot room | Kitchen/diner | Conservatory | Spa room | Dining area | Lounge | Second lounge | Kitchen two | Cloakroom | Shower room | Bedroom one with dressing room plus three further bedrooms | Shower room | Loft room | Gardens | Glamping site and overall land size of just over one acre | Parking

**£625,000**  
**Freehold**



## Property Introduction

The main property is delightful family home offering generous proportioned rooms throughout with part of the property having a self-contained area comprising of a lounge, kitchen and cloakroom, making it ideal for a dependent relative.

The additional accommodation comprises of an entrance boot room, a large kitchen/diner, conservatory, spa room, spacious lounge with feature wood burner with an archway leading to a dining room whilst to the first floor are four bedrooms, the principal having its own dressing room, two shower rooms and access to a useful loft room.

Throughout the property there are a number of characteristic features such as beamed ceilings and a floor to ceiling brick fireplace in the lounge, making it a delightful focal point.

Externally the gardens and grounds are in the region of 1.1 acres divided into different sections with the glamping area, small paddock, wooded area and formal gardens to both front and rear with a range of useful outbuildings.

The property is approached via a private lane with access two separate parking areas, one of which leads to the gravelled parking for the glamping designated areas.

## Location

Treleigh Farm is located on the outskirts of the historic mining town of Redruth and steeped in Cornish history and traditions.

Within just a short driving distance is the delightful rugged north coast with it's beautiful coastline walks taking in the wonderful scenery and known for its excellent surfing beaches such as Portreath, Perranporth and Porthtowan.

For those wishing to explore this exquisite location there are an abundance of countryside walks including Carn Brea, Tehidy Woods and the Great Flat Lode.

The cathedral city of Truro is approximately fifteen miles distance known for its Georgian architecture, cobbled streets and being home to the Hall for Cornwall and the three spired Gothic cathedral.

For those who enjoy water sports such as paddle boarding and kayaking the south coast is sheltered and is a popular destination to explore the many surrounding creeks and rivers.

The main A30 trunk road is also accessible and makes travelling to and from the county that much easier and reaching other destinations within the county.

### ACCOMMODATION COMPRISES

Double glazed door opening to:-

#### ENTRANCE BOOT ROOM 9' 10" x 8' 2" (2.99m x 2.49m)

Oil fired boiler, plumbing for automatic washing machine, tiled floor, boxed electric meters and doorway giving access to:-

#### KITCHEN/DINER 19' 0" x 11' 6" (5.79m x 3.50m)

uPVC window and uPVC double doors leading into the conservatory. Belfast style sink, a good range of base and wall mounted storage cupboards and a range of work surfaces. 'Rayburn' (not connected) with brick arch over, cooker, gas hob with extractor over. Exposed feature wood beam, breakfast bar, understairs storage cupboards and tiled floor. Radiator. Double doors giving access into the dining area.

#### CONSERVATORY 19' 4" x 8' 5" (5.89m x 2.56m)

Tiled floor, uPVC double glazed doors to exterior.

#### SPA ROOM 10' 5" x 8' 7" (3.17m x 2.61m)

Double glazed doors to exterior, uPVC windows.

#### DINING ROOM 11' 10" x 11' 1" (3.60m x 3.38m)

uPVC window, wood floor, feature beamed ceiling, brick wall with ornamental recess. Radiator. Archway leading into:-

#### LOUNGE 18' 3" x 11' 6" (5.56m x 3.50m) maximum measurements

An impressive room with uPVC double glazed windows. Feature



floor to ceiling brick fireplace with wood burner, wood beam lintel, wood floor and radiator.

#### **INNER HALLWAY**

Staircase to first floor, access to:-

#### **SECOND LOUNGE 16' 3" x 13' 7" (4.95m x 4.14m)**

uPVC door giving access to porchway plus additional uPVC door to exterior. Open fireplace with wood mantel. Radiator. Access through to:-

#### **PORCHWAY**

uPVC double glazed to exterior.

#### **SECOND KITCHEN 9' 7" x 7' 3" (2.92m x 2.21m)**

uPVC window. Single stainless steel sink unit, a variety of base and wall mounted cupboards, a range of work surfaces, built-in oven, fridge/freezer, tiled floor and gas hob. Stainless steel extractor over, part tiled walls and built-in dishwasher.

#### **CLOAKROOM**

Double glazed door, close coupled WC, pedestal wash hand basin and radiator.

#### **FIRST FLOOR LANDING**

Double glazed window. Wood floor and access to:-

#### **SHOWER ROOM**

Double glazed window. Storage cupboard with water heater. Close coupled WC, walk-in shower, wash hand basin with storage cupboard under.

#### **BEDROOM ONE 11' 8" x 11' 8" (3.55m x 3.55m)**

Double glazed window. Radiator and wood floor. Walk-in wardrobe.

Access to:-

#### **DRESSING ROOM 11' 10" x 10' 5" (3.60m x 3.17m)**

Double glazed window. Built-in storage cupboard and radiator.

#### **INNER LANDING**

Wood floor, paddle stairs to loft room and access to:-

#### **BEDROOM TWO 12' 0" x 11' 2" (3.65m x 3.40m)**

Double glazed window, built-in wardrobes.

#### **BEDROOM THREE 10' 7" x 8' 10" (3.22m x 2.69m)**

Double glazed window, radiator.

#### **BEDROOM FOUR 10' 9" x 7' 6" (3.27m x 2.28m)**

Double glazed window. Radiator and access to loft void.

#### **SHOWER ROOM**

Double glazed window, pedestal wash hand basin, close coupled WC and walk-in shower. Radiator and built-in storage. Tiled floor, part tiled walls and exposed beam.

#### **LOFT ROOM 17' 1" x 12' 1" (5.20m x 3.68m) reduced head height to two sides**

Accessed from the landing with paddle stairs. Two 'Velux' windows. Storage into eaves.

#### **EXTERIOR**

As previously mentioned, Treleigh Farm is approached by a private lane leading to a five bar farmhouse style gate accessing an extensive gravelled parking area for both the glamping site and the main residence. Additional parking can also be found to the other side of the property with a right of way over the neighbouring property. The glamping areas are divided into two separate sections being enclosed with fencing making it secure for dogs and being laid to grass and having their own separate toilets and showers and both having the benefit of a solar panelled supply. Both glamping areas are mounted on a deck. From the parking area a gateway is gained into a small paddock with a good range of trees and is used currently by the vendors for dog training and from here a gateway gives access to an additional area of garden which houses a variety of useful outbuildings such as a workshop, sit-on mower store and a third storage unit the vendors utilise for the glamping equipment. To the rear of the property is a further area of garden with access to a chicken house with a range of mature shrubs, whilst a pathway via the side of the property leads to a further area of ground with the formal gardens directly in front of the property being laid to lawn, again with a further range of mature shrubs and trees. NB For further information on the glamping, this can be found on the vendors website under Blue Dog Glamping

#### **SERVICES**

Mains electric, septic tank, water from a bore hole and a filtration system. Oil for central heating. LPG gas for gas hobs.

#### **AGENT'S NOTE**

The Council Tax band for the property is band 'E'.

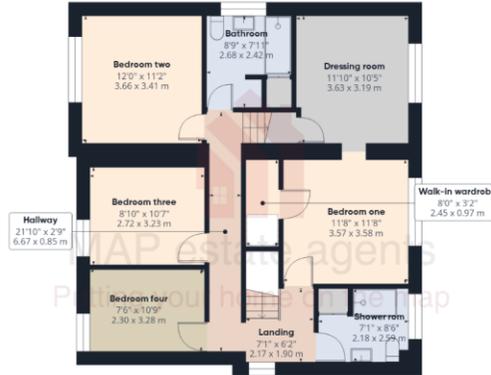
#### **DIRECTIONS**

Proceeding along the A3047 towards Redruth, turn right opposite Treleigh Gardens. Proceed along the lane for approximately two hundred yards, turning a sharp left following the lane down bearing to the right where the five bar gate providing access to the property is situated on the left hand side. What3words:- unguarded.cocoons.tickets





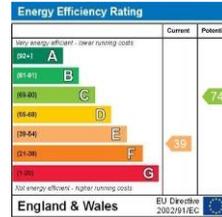
Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

2329 ft<sup>2</sup>

216.3 m<sup>2</sup>

Reduced headroom

29 ft<sup>2</sup>

2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MAP's

Top reasons to view this home

- A large detached family home
- Lounge with wood burner plus separate dining room
- Conservatory plus spa room
- Spacious kitchen/diner plus further separate kitchen
- Two shower rooms and a ground floor cloakroom
- Four bedrooms, principal with dressing room
- uPVC double glazing and oil fired central heating
- Ideal location for access to the A30
- Grounds in the region of 1.1 acres including garden and glamping site
- Two separate parking areas

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