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## Whitcross Hill, Carn Brea, Redruth

## £225,000
Freehold







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# Property Introduction

This deceptive cottage has been extended to the rear to create additional accommodation, some work has been carried out on the cottage to update it, however, potential buyers should be aware that there is further work required to complete this project. The accommodation consists of an entrance porch with access to a lounge and generous utility/store. From the lounge is a separate dining room with stairs to the first floor and access to a refitted kitchen with a door leading off to a bathroom which requires fitting out. On the first floor a spacious landing leads to the four bedrooms and a refitted bathroom. Double glazed, there is LPG gas central heating and several of the rooms feature exposed stone walls, beamed ceilings and original stone fire surrounds. To the outside there is parking at the front for three cars whilst the rear garden is enclosed, lawned and has a timber storage shed to the rear. In summary, an ideal property for those looking for a project to complete to their own specification, viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

# Location

Whitcross Hill, which is on the slopes of Carn Brea, is surrounded by rugged countryside, open moorland and is an ideal location for walking, exploring Cornwall's rich mining heritage and enjoying the peace and tranquillity of the Cornish countryside. Within three quarters of a mile one will find the village of Pool which is a mecca for out of town shopping outlets and gives direct access on to the A30 trunk road. The nearest major town, which is Redruth, will be found within three miles and here there is a mainline railway station with direct links to London Paddington and the north of England. Within three quarters of a mile one will find the hamlet of Piece which is linked to the village of Carnkie and at Piece there is a well respected local pub and access on to the mineral tramways walkway. Truro, the administrative and cultural centre of Cornwall, is within thirteen miles, Falmouth on the south coast, which is Cornwall's university town, is within nine miles and the rugged north coast village of Portreath is within six miles and is noted for its sandy beach and active harbour.

## ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

## ENTRANCE PORCH

uPVC double glazed windows to the front and side. uPVC double glazed door to the lounge, partial exposed stone to one wall and access to utility/storage area.

## LOUNGE 17' 11" x 11' 8" (5.46m x 3.55m) maximum measurements

uPVC double glazed window to the front. Focusing on a granite

lintel fireplace, open beamed ceiling and radiator. Doorway through to dining room.

## UTILITY/STORAGE ROOM 26' 2" x 8' 2" (7.97m x 2.49m) maximum measurements, reducing

uPVC double glazed window to the rear. Range of work tops to one side with space and plumbing beneath for automatic washing machine and dishwasher, inset stainless steel single drainer sink unit with mixer tap and radiator. Wall mounted 'Worcester' LPG gas boiler.

## DINING ROOM 17' 8" x 10' 3" (5.38m x 3.12m) maximum measurements

Focusing on a floor to ceiling fireplace and featuring a slate floor with an open beamed ceiling. Recessed cupboard, squared archway through to kitchen and stairs to first floor.

## KITCHEN 13' 11" x 8' 2" (4.24m x 2.49m)

uPVC double glazed door and window to rear. Refitted with a range of base units having adjoining square thin edge working surfaces and featuring an inset porcelain sink unit with mixer tap. Two built-in ovens, inset five ring gas hob with chimney hood over and integrated fridge and dishwasher. Slate flooring, radiator and door to:-

## BATHROOM

uPVC double glazed window to rear. Requiring fitting out, there is a close coupled WC and panelled bath. Towel radiator.

## FIRST FLOOR LANDING

A generous central landing with a 'Velux' skylight, exposed wood floorboards and radiator. Doors open off to:-

## BEDROOM ONE 12' 1" x 11' 2" (3.68m x 3.40m)

uPVC double glazed window to the front. Painted exposed stone to one wall and radiator.

## BEDROOM TWO 9' 5" x 8' 5" (2.87m x 2.56m) plus recess

uPVC double glazed window to the rear enjoying a rural outlook. Recessed dressing area and radiator.

## BEDROOM THREE 10' 8" x 8' 2" (3.25m x 2.49m)

uPVC double glazed window to the rear enjoying a rural outlook. Exposed wood floorboards and radiator.

## BEDROOM FOUR 9' 0" x 5' 3" (2.74m x 1.60m)

uPVC double glazed window to the front and radiator. This room would be ideal for those looking to have a home office if working from home.

## BATHROOM

Remodelled with pedestal wash hand basin, close coupled WC and panelled bath with shower attachment. Dual fuel towel radiator, exposed wood flooring and part wood panelling to walls.

## OUTSIDE FRONT

To the front the gardens are largely gravelled which gives parking for three vehicles whilst there are a range of shrubs to one side.

## REAR GARDEN

The rear garden is enclosed and largely lawned with some hedging. At the top of the garden a five bar gate opens on to a pedestrian access which leads to the adjacent property and there is a timber storage shed.

## SERVICES

Mains metered water, mains electricity and mains drainage.

## AGENT'S NOTE

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

## DIRECTIONS

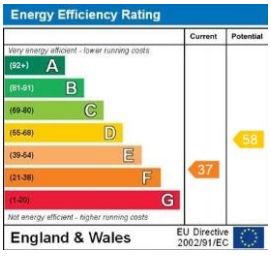
From Redruth heading towards Camborne at Barncoose roundabout take the first exit and then approaching a set of traffic lights bear left into Barncoose Way, continue along the road and at a roundabout take the first exit left and then approaching a set of traffic lights take the left hand lane and turn left over the railway line bearing around to the left and then right. Continue along the road and as it climbs up the hill Whitcross Hill will be found on the left hand side where the property will be identified by a MAP For Sale board. If using What3words:- weeps.intervals.megawatt

















## MAP's top reasons to view this home

- End terrace cottage
- Four bedrooms
- Lounge with beamed ceiling
- Dining room with exposed stone fireplace
- Remodelled kitchen
- First floor bathroom
- Ground floor bathroom (needs finishing)
- LPG gas central heating and double glazing
- Enclosed garden to rear
- Parking for three cars to front


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