



Eremo



# Eremo Travellers Rest

Illogan, Redruth, Cornwall, TR15 3UY

Portreath 1.7 miles Redruth 3.2 miles Truro 14.6 miles

A deceptively spacious detached bungalow set within mature private gardens, offering flexible accommodation and future potential in a highly sought-after location.

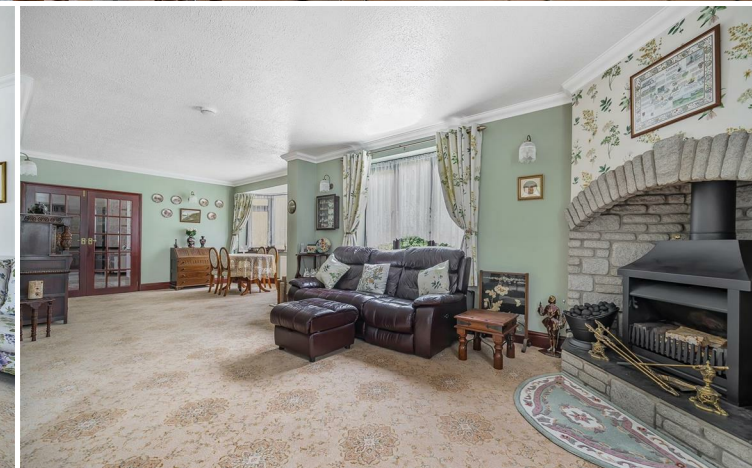
- Spacious Detached Bungalow
- 4 Bedrooms
- Kitchen/Breakfast Room
- Mature Enclosed Gardens
- Freehold
- Versatile Accommodation
- 2 Reception Rooms
- Popular Location
- Off Road Parking
- Council Tax Band E

Guide Price £650,000

## SITUATION

Situated on the outskirts of the village of Illogan, the property is well served by a range of day-to-day amenities. More extensive facilities can be found in the nearby village of Pool and the town of Redruth, which offers a broader selection of national and independent retailers, schooling for all ages and a mainline railway station on the Penzance to Paddington line.

The property lies within walking distance of Tehidy Country Park, a large area of woodland with stunning walking trails. Tehidy Golf Club is located close by and the sandy beach at Portreath is approximately 1.7 miles away and provides access to the Mineral Tramways Coast to Coast Trail.



## DESCRIPTION

The property is a well-presented and deceptively spacious detached bungalow, set within mature and well-stocked gardens in a peaceful rural location on the outskirts of Illogan. The property offers flexible and adaptable accommodation, ideally suited to family living, those seeking multi-generational space, or buyers wishing to create ancillary accommodation, subject to the necessary consents.

The accommodation is approached via an entrance hallway, which provides access to the principal living and bedroom spaces. There is a generous sitting room with a multi fuel burning stove and further spacious reception room, together with a kitchen serving the day-to-day needs of the household. The bungalow benefits from four bedrooms, offering versatile arrangements for family use, guests or home working, along with a family bathroom.

Of note is the partially completed loft conversion, which is designed to provide two additional bedrooms and offers excellent scope for further living accommodation, subject to final completion and any required approvals (building control reference BC12/01826/DEXFPP with Cornwall Council). This space presents an attractive opportunity to enhance the property further, whether for extended family use or additional flexibility.

Overall, Eremo combines generous accommodation with future potential, all set within an attractive and secluded plot close to Tehidy Country Park, local amenities and the north coast.

## OUTSIDE

The property stands within mature, well-stocked and private gardens which extend to just over a third of an acre, providing a high degree of seclusion. There is off-road parking along with a carport, and the grounds are well suited for outdoor entertaining, gardening and family use.

## VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.  
Internet: Superfast available (Ofcom)  
Phone signal: available (Ofcom)  
Please note the agents has not inspected or tested these services.

## DIRECTIONS

What3words.com: ///thrones.superhero.neater



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	74
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

Approximate Gross Internal Area = 215.12 sq m / 2315.52 sq ft

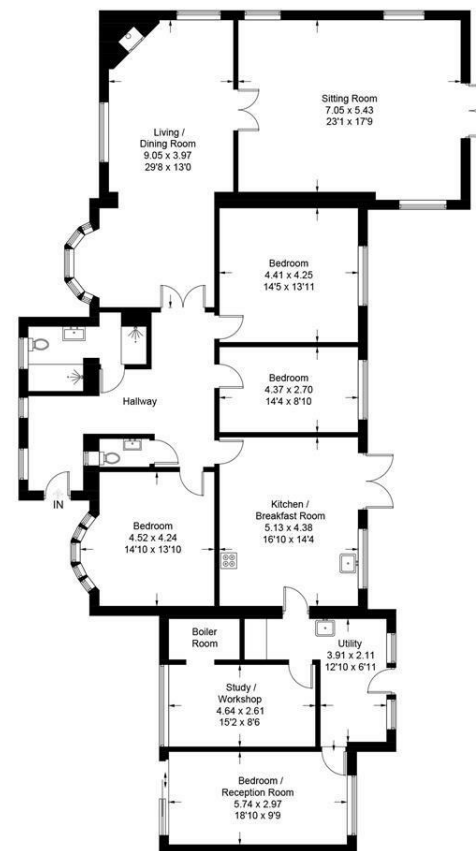


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