



4 BOUNDARY ROW
TREWIRGIE HILL
REDRUTH,
TR15 2TB

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

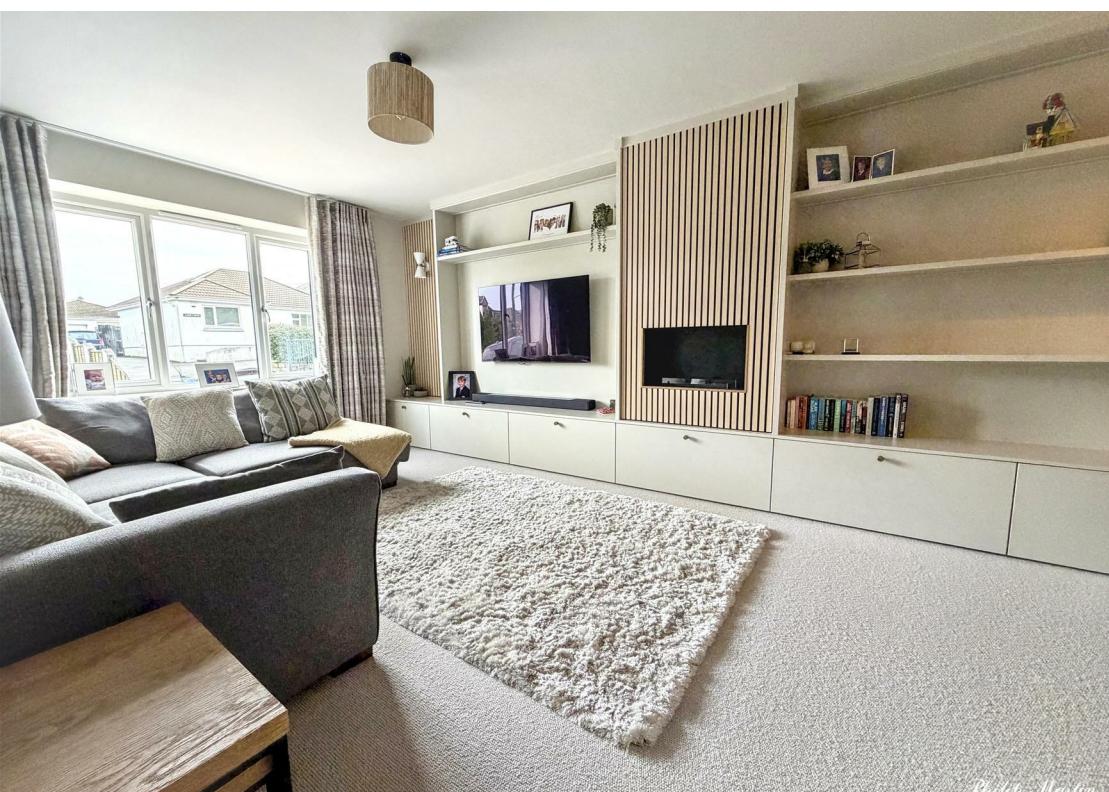
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4 BOUNDARY ROW TREWIRGIE HILL REDRUTH TR15 2TB

MODERN DETACHED HOME – EXCEPTIONAL ENERGY
EFFICIENCY

An exceptional four double bedroom detached home built in 2021, occupying a prime edge-of-town position in the highly regarded area of Trewergie.

Finished to an outstanding bespoke standard throughout, this highly energy-efficient home boasts an impressive EPC rating of A (101). The accommodation includes a stunning open-plan kitchen/dining room, separate lounge, utility and cloakroom, together with a principal bedroom suite and stylish family bathroom.

Externally, there is a garage, driveway parking for several vehicles and a beautifully landscaped enclosed rear garden featuring a sunken hot tub. A superior modern home offering quality, efficiency and an enviable setting.

GUIDE PRICE £565,000

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THE PROPERTY

Occupying a prime position on the edge of town within the highly regarded residential setting of Trewergie, overlooking the cricket pitch and adjacent rugby fields, this outstanding detached home was constructed in 2021 and finished to an exceptional bespoke standard throughout.

Designed with both style and sustainability in mind, the property boasts impressive levels of insulation and energy performance, achieving an outstanding EPC rating of A (score 101), ensuring remarkably low running costs and year-round comfort.

The beautifully appointed accommodation comprises four generous double bedrooms, including a superb principal suite with en-suite shower room, complemented by a stylish family bathroom. The heart of the home is an impressive open-plan kitchen/dining room, thoughtfully designed for modern living and entertaining, alongside a separate lounge, utility room and cloakroom.

Externally, the property continues to impress. A garage and driveway provide parking for several vehicles, while the enclosed rear garden has been professionally landscaped to create a private and inviting outdoor space, complete with a sunken hot tub — perfect for relaxation and entertaining.

Finished to a standard far exceeding that of the average modern home, this is a rare opportunity to acquire a contemporary property combining quality craftsmanship, energy efficiency and an enviable setting.

LOCATION

Redruth offers a wide range of facilities which includes shops, bars and restaurants as well as junior and secondary schooling and a mainline railway station connecting with London Paddington. More comprehensive shopping can be found in Truro which is around twelve miles away. The popular village of Portreath is only five miles away and is renowned for its beach and coastal walks.

In greater detail the accommodation comprises (all measurements are approximate):

PORCH

1.57 x 1.75 (5'1" x 5'8")

A light entrance porch with door leading to

ENTRANCE HALL

Access to under stairs cupboard. Stairs ascending to the first floor. Door into kitchen. Door leading into

LOUNGE

3.54 x 6.63 (11'7" x 21'9")

A spacious room with high ceilings flooded with natural light from large windows to the front aspect. Impressive feature wall accommodating a built in electric fireplace.



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KITCHEN

5.37 x 4.50 (17'7" x 14'9")

A fantastic example of a modern kitchen/diner comprising an array of eye and base level units with built in sink with black mixer tap over, fridge/freezer, electric towered ovens. A large breakfast bar, seating four, houses a built in electric hob and wine fridge. Space for a separate dining table. Large bi-fold doors provide light and easy access to the patioed outdoor dining area perfect for entertaining and making the most of indoor-outdoor living. An internal door leads to

UTILITY

3.60 x 2.62 (11'9" x 8'7")

A fabulous, very convenient addition to the property. Ample cupboards for storage, a large sink with drainer and mixer tap. A window overlooks the rear garden. An archway provides access to back door, garage and

W.C.

White hand wash basin with inbuilt drawer storage. White floating W.C. Black fittings. Frosted window to the rear.

FIRST FLOOR

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LANDING

A large skylight allows light to fill the upstairs and cascade down the stairs. A custom oak balustrade with glass panels creates texture and interest.

MASTER BEDROOM

5.27 x 3.94 (17'3" x 12'11")

A tremendous emperor bedroom with built in wardrobes, chest of drawers and a spectacular vanity station. A large window overlooks the rear garden. Door leads to

EN-SUITE

1.88 x 2.64 (6'2" x 8'7")

A large modern suite comprising an impressive walk in shower with built in shelving and overhead rainfall showerhead in addition to wall mounted riser rail. A white 'floating' hand wash basin and drawer unit with mixer tap. White W.C. Black fixtures and fittings.

BEDROOM TWO

3.57 x 3.90 (11'8" x 12'9")

Spacious double bedroom. Built in wardrobes. Numerous windows to the rear and a large Velux allows an abundance of natural light.

BEDROOM THREE

3.56 x 3.83 (11'8" x 12'6")

Spacious double bedroom. Built in wardrobes. Large window to the front aspect. Large Velux allows an abundance of natural light.

BEDROOM FOUR

3.20 x 3.74 (10'5" x 12'3")

A large double bedroom with built in wardrobes. Large window to the front aspect.

BATHROOM

1.93 x 3.66 (6'3" x 12'0")

A large bathroom. White three piece set; freestanding bath, W.C., 'floating' hand wash basin with drawer below. A large shower cubicle with built in shelf. Black fixtures and fittings. Wall mounted towel rail. Two frosted windows.

OUTSIDE

The property is approached via an attractive red brick driveway, providing generous parking for several vehicles and direct access to the garage. To the rear, a substantial patio terrace offers an ideal setting for outdoor dining and entertaining, extending around the property to create a seamless connection to the side access. A raised lawn sits alongside a sunken hot tub, thoughtfully arranged to enhance both privacy and enjoyment, completing this well-designed and versatile outdoor space.

SERVICES

Mains water, electric, gas and drainage. Solar and photovoltaic panels.

COUNCIL TAX

Council Tax - E

EPC - A

N.B.

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

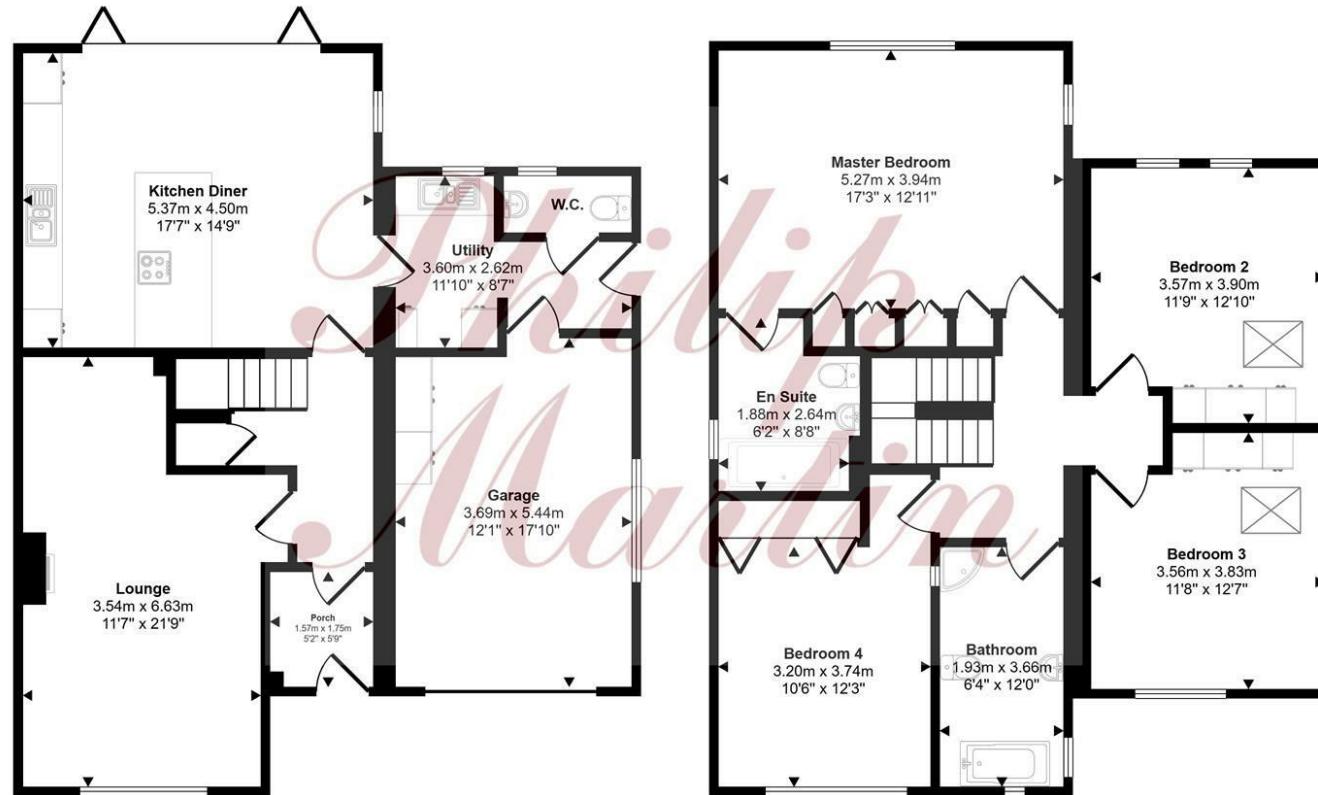
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TENURE

Freehold.



Approx Gross Internal Area
180 sq m / 1934 sq ft



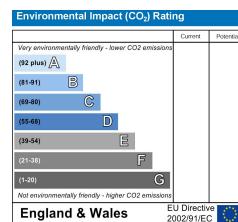
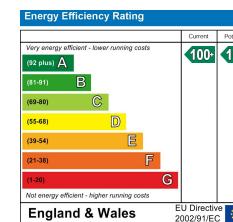
Ground Floor

Approx 89 sq m / 954 sq ft

First Floor

Approx 91 sq m / 979 sq ft

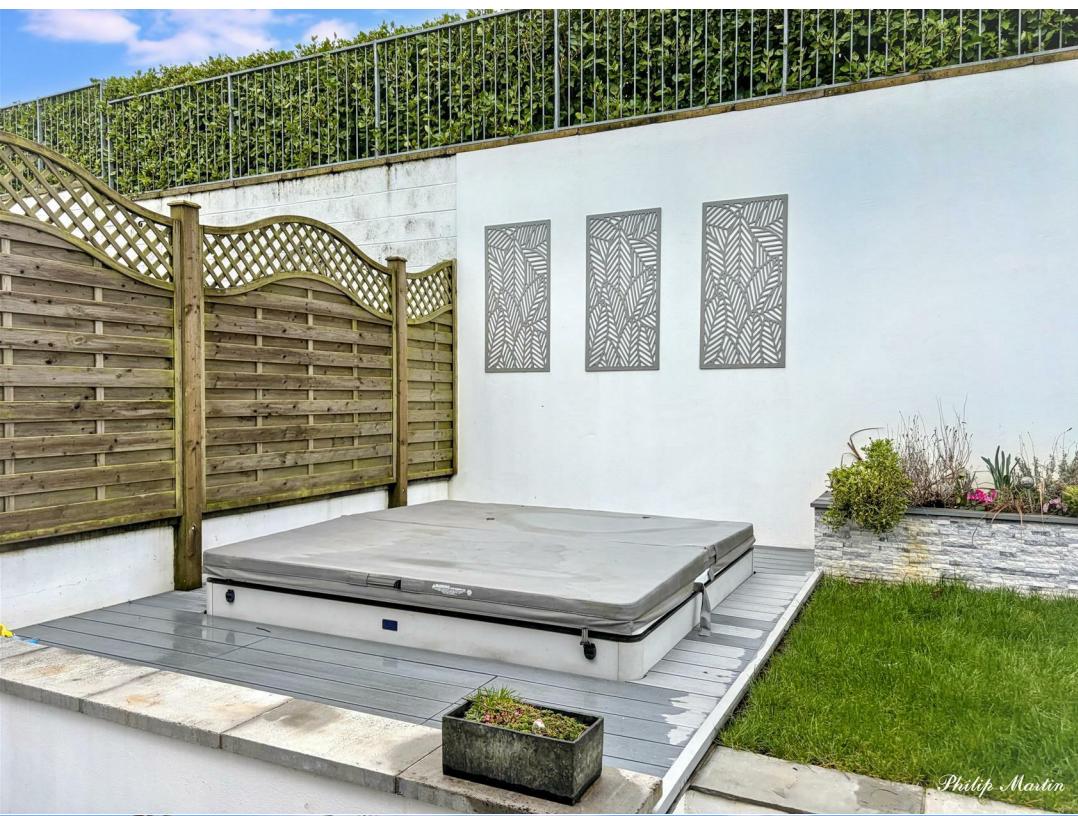
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



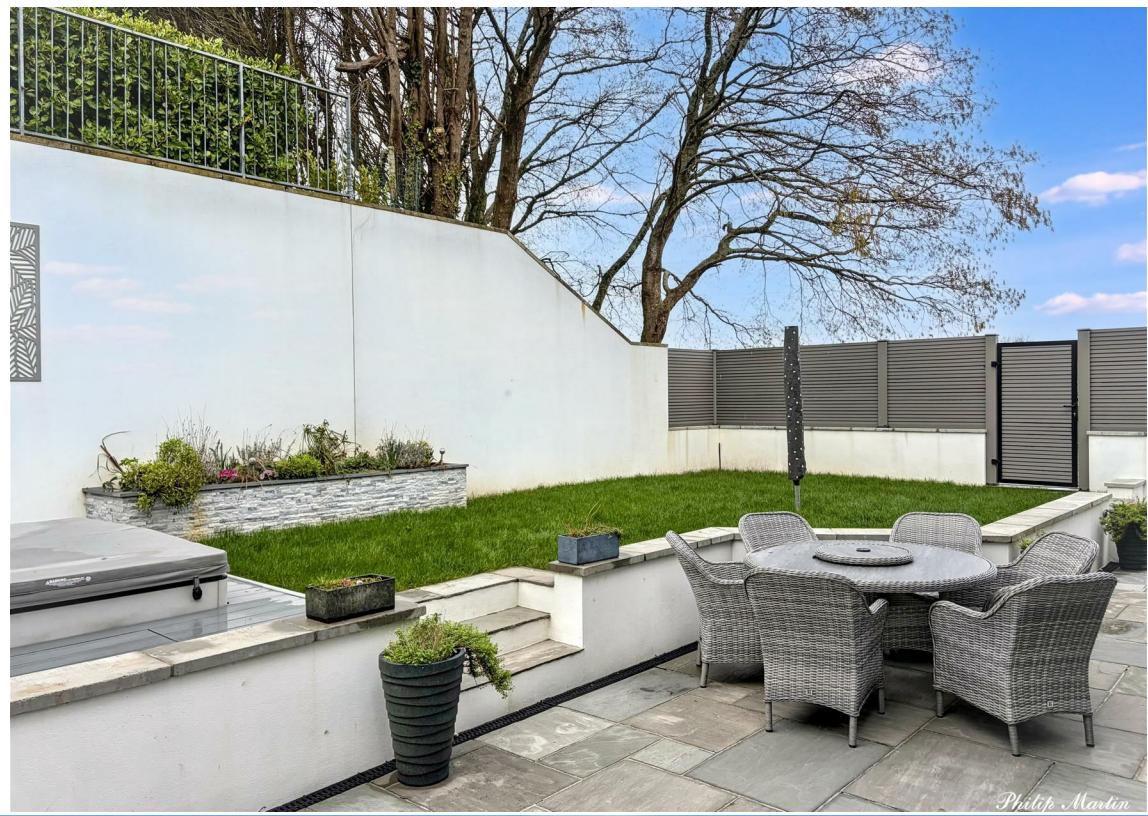
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