



MAP estate agents
Putting your home on the map

St. Day, Redruth

St. Day Redruth Cornwall

Redruth 3.5 miles | Portreath beach 7 miles | Truro 7.5 miles |
Falmouth 10.5 miles | Hayle 13.5 miles | St Ives 20 miles |
Newquay Airport 19 miles | Exeter (M5) 100 miles (Distances are approximate)

Tucked away in a beautiful countryside setting, surrounded by mature trees and woodland, this impressive three-bedroom home offers spacious and versatile accommodation, with a wonderful sense of privacy, lovely woodland views and an extensive garden, set on different levels measuring approximately 1/5th of an acre.

Lounge | Kitchen/dining room | Office/Snug | Utility room |
Downstairs WC | Three bedrooms, one en-suite | Bathroom |
Gardens | Parking

Guide Price £380,000

Freehold



Property Introduction

The property offers plenty of character throughout, with an impressive open-plan kitchen/diner, spacious living room with wood burner, additional snug/office and three good-sized bedrooms, one being en-suite. The current vendors have also added a beautiful family bathroom to the first floor while the flexible ground-floor accommodation offers potential for multi-generational living.

One of the real highlights of this home is undoubtedly the extensive gardens, with large lawns, established woodland, winding pathways and plenty of space for children to explore. With parking for three cars to the front the property also offers the possibility of additional parking to be created at the top of the garden. This home is set in beautiful surroundings and has enormous potential both inside and out. This is a property that really needs to be viewed to appreciate everything it has to offer.

Location

Situated in a lovely rural setting on the outskirts of the historic villages of St Day and Chacewater, the property enjoys a peaceful position surrounded by mature trees, beautiful countryside and views across the valley. The immediate surroundings are particularly appealing to those who enjoy the outdoors, with quiet country lanes, woodland walks and routes popular with walkers, cyclists and horse riders.

The property is particularly well placed for access to the Bissoe Trail and the wider network of mineral tramway trails, offering miles of walking and cycling routes through some of Cornwall's most attractive countryside. These routes pass through wooded valleys, former mining areas and open countryside, with connections towards Portreath on the north coast and Devoran on the south coast. Despite its rural position, the village of St Day is close by and offers a good range of everyday amenities,

including a primary school, village shops, a post office, public houses, a doctors' surgery and community facilities. St Day and Carharrack Primary School is particularly convenient for families, while the village retains a strong sense of community whilst Chacewater also has a GP surgery, a range of shops/Post Office, public house and schooling for younger children.

The larger town of Redruth provides a further selection of shops, supermarkets, secondary schooling and a mainline railway station. The cathedral city of Truro offers further shopping, restaurants, leisure facilities and schooling, while Falmouth, with its harbour, beaches and coastal walks, is also within easy reach. The A30 trunk road that runs through the county is a just a few minutes' drive away and the city of Truro, the main centre for commerce and shopping in Cornwall, with its cobbled streets and Georgian architecture is just over seven miles away.

The location offers an excellent balance of countryside living and access to everyday amenities, making it particularly appealing to families and those looking for a quieter lifestyle without feeling isolated.

ACCOMMODATION COMPRISES

OPEN PLAN KITCHEN/DINER 23' 11" x 10' 1" (7.28m x 3.07m)

Running across the whole front of the property, with two double-glazed windows overlooking the front garden and parking area. Stairs leading to the first-floor accommodation. Eye level and base units, beautiful wooden worktops and a Belfast sink with Victorian-style taps. Spaces for a dishwasher, range-style oven and fridge/freezer. Ample space for a large dining table. Open walkway takes you into the living room and a large opening leads through from the kitchen/diner into the:-

OFFICE/SNUG 11' 0" x 10' 4" (3.35m x 3.15m)

A hugely versatile space that can be used to suit your living needs. Currently utilised as storage and a work-from-home office. Radiator and double-glazed three-panel wooden window overlooking the side garden. With its proximity to the utility and cloakroom, there is potential to install doors and create a ground-floor bedroom, opening up the possibility of multi-generational living, subject to any necessary consents. Radiator. Door opening through to:-



UTILITY SPACE

With plumbing for a washing machine and tumble dryer and shelving for storage. Door with glazed panel leading to the rear garden and a further door opening into:-

GROUND FLOOR CLOAKROOM

Currently used for storage, however there is a corner wash basin and low-level WC, both connected to the water supply. There is a macerator which would need replacing.

LIVING ROOM 23' 6" x 14' 1" (7.16m x 4.29m)

An extremely spacious room with beautiful wooden floorboards and beams, Wood burner with slate hearth and exposed granite walls. Two double-glazed uPVC sash windows overlooking the rear garden and a door providing access outside. Additional storage space in the original recesses of doors and windows. Radiator.

FIRST FLOOR LANDING

Carpeted split-level landing with a double-glazed Velux window and decorative stain glass window through to the en-suite. Doors leading

to the master bedroom and bedroom two with en-suite. A connecting walkway and a step up takes you to the family bathroom and bedroom three.

PRINCIPAL BEDROOM ONE 15' 0" x 12' 4" (4.57m x 3.76m)

A large room benefiting from floor-to-ceiling built-in wardrobes with hanging rails and drawers running along one side. UPVC double-glazed window overlooking the rear. Radiator.

BEDROOM TWO 10' 11" x 9' 2" (3.32m x 2.79m)

A double bedroom benefiting from an en-suite shower room. Double-glazed sash window overlooking the rear garden, carpeted flooring, exposed beams, and access hatch to the loft, radiator and sliding door opening through to:-

EN-SUITE SHOWER ROOM

Low level WC, wash basin and corner shower cubicle with electric shower over. Stained glass window.

BEDROOM THREE 10' 5" x 8' 10" (3.17m x 2.69m)

A lovely light bedroom with dual aspect double-glazed windows

overlooking the side and rear. Radiator and carpeted flooring.

FAMILY BATHROOM

A beautiful bathroom, extended and transformed by the current vendors. Featuring a double-ended freestanding bath, large walk-in shower with glazed screens, rainfall shower head and attractive patterned tiled splashbacks. Two wooden double-glazed windows overlooking the front and side, wash basin with storage below, low-level WC, wood-effect flooring, built-in eaves storage, heated towel rail and inset spotlight lighting.

OUTSIDE FRONT

Private parking for up to three cars, bordered by mature planting. Paved patio with space for outdoor furniture with Railway sleeper steps connecting the different levels and a paved path leads up to the front door. Steps lead up to the side garden which houses the oil tank and a further lawn. To the rear of the home there is a woodstore, area laid to chippings and gate giving rear access.

REAR GARDEN

One of the standout features of this property is undoubtedly the extensive gardens and beautiful woodland setting situated to the side of the home. Measuring approximately 1/5th of an acre and offering a fantastic amount of outside space, the gardens are arranged over different levels with a mixture of lawns, mature trees, established planting and natural woodland. Stone steps and pathways wind through the gardens, connecting the different areas and creating a lovely space to explore. The main lawn provides an excellent area for children to play, with a wooden treehouse and plenty of room for outdoor activities. The gardens are surrounded by mature trees and woodland, providing beautiful leafy views and a wonderful natural backdrop. A large gate provides vehicular access to the main garden opening up the potential to add further parking. With their size, woodland surroundings and different levels, there is so much opportunity to develop the gardens further and make the most of this beautiful setting.

AGENTS NOTES

Council Tax band 'B'. Please note this property has a right of way over the neighbours garden to gain additional rear access to the property. This property does not have any rights of way over it. Please refer to the photos for an outline of the land.

SERVICES

Oil-fired central heating and mains electric. Mains water and private drainage via a septic tank.

DIRECTIONS

From Avers Roundabout, take the A3047 towards Scorrier and Truro. Continue along the A3047, passing the Trelleigh Arms on your right. Continue towards the Scorrier area and follow the connecting roads towards St Day and Todpool.

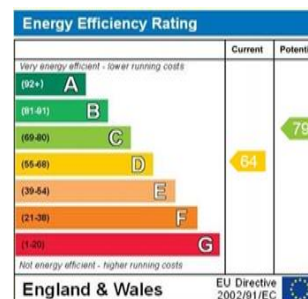
Head towards Telegraph Hill, which leads down from St Day towards Todpool. From the St Day direction, take the second turning on the right into Bownder An Sycamor. For viewings please park on the drive. If using What3words:- pure.secretly.facelift





Approximate total area¹⁾
69.6 m²
749 ft²

Reduced headroom
1.5 m²
16 ft²



MAP's Top reasons to view this home

- Quiet rural location
- Semi-detached
- Impressive gardens approximately 1/5th of an acre
- Parking for three cars with the ability for more
- Full of character
- Wood burner
- Three bathrooms
- Two reception rooms
- En-suite bedroom
- Countryside views

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestateagents.com
www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

