



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£625,000

Located in

Redruth



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Blowinghouse Hill

Redruth | Cornwall | TR15 3AH



An impressive four bedroom detached character family house with three receptions, study and utility along with a stand alone double garage with annex, plentiful gated driveway parking and fantastic family friendly gardens with great areas of lawn and patio. A wealth of character remains intact including a Cornish range and granite fire places. Ideally situated within walking distance of the town centre and The Penventon Park Hotel where there is a leisure club & spa, a restaurant and a bar.

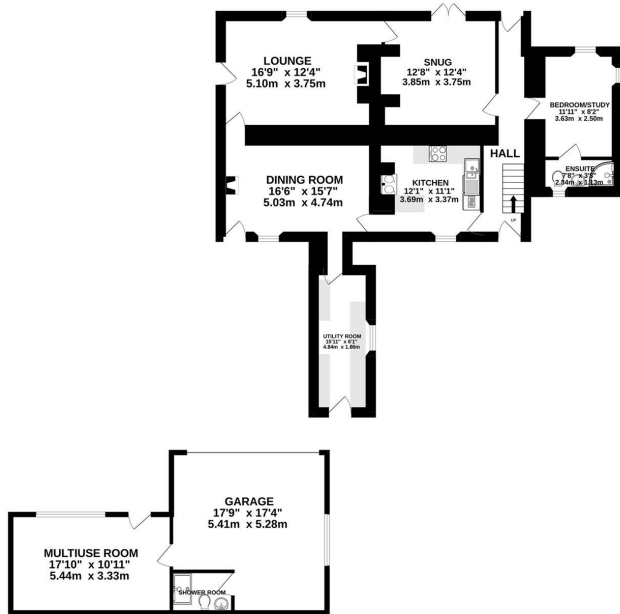
# Blowinghouse Hill

£625,000 Freehold

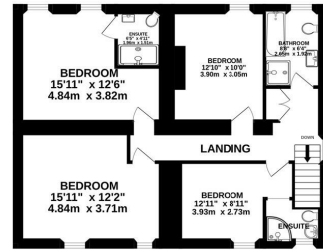


- Detached 4/5 bedroom house
- Flexible layout with 3 en-suites
- Large sunny garden with lawn and patios
- Excellent presentation
- Convenient location close to The Penventon Park Hotel & town centre
- Double garage with annexe
- Numerous character features intact
- Abundant tarmac driveway parking
- Oil fired central heating and private drainage

GROUND FLOOR  
1497 sq.ft. (139.1 sq.m.) approx.



1ST FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 2315 sq.ft. (215.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band D Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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