



**MAP estate agents**  
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Wheal Rose, Scorrier

## Scorrier Redruth

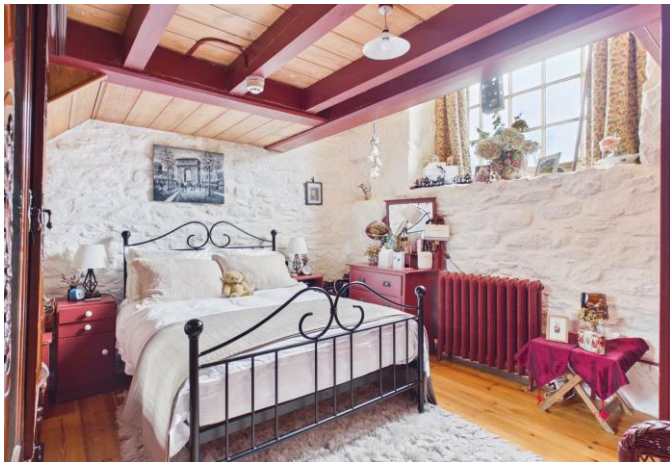
Porthtowan (North Coast) 2.5 miles | Redruth 3 miles | Truro 8 miles | Falmouth (South Coast) 13 miles | Newquay airport 23 miles | Plymouth 59 miles | Exeter (M5) 97 miles (Distances are approximate)

An unusual opportunity to acquire your own piece of historic Cornwall, this Grade II listed former engine house which dates from the 1890s was converted into a dwelling some 25 years ago.

Ground floor shower room | Kitchen/dining room | Three Bedrooms | Family Bathroom | Fifth floor lounge | Gardens to three sides | Veranda | 1/3<sup>rd</sup> of an acre | Driveway parking |

Guide Price £500,000

Freehold



## Property Introduction

The accommodation, which is over five floors, has three double sized bedrooms, a bathroom, and on the ground floor a kitchen/dining/living room. A particular feature is the lounge on the top floor which enjoys a triple aspect, has a vaulted beamed ceiling and direct access to a veranda with far reaching rural views.

Heating is provided by an oil fired boiler feeding Victorian style radiators and there is partial double glazing.

To the outside, there is approaching 1/3 of an acre of gardens which are attractively laid out and feature mature shrubs and borders, there is a summer house, useful shed and parking for four plus vehicles.

In summary, a unique property which is steeped in Cornish history and requires a closer inspection to fully appreciate the character of this conversion. Viewing our interactive virtual tour is strongly recommended to whet your appetite prior to arranging a closer inspection.

## Location

Enjoying a rural outlook, the North coast of Portreath is within two and a half miles, access to the A30 trunk Road is a mile distant and Truro, the administrative and cultural centre of Cornwall is 8 miles away. The university town of Falmouth on the South coast is a comfortable 13 miles commute whilst the nearest major town of Redruth offers a range of local and national shopping outlets, schooling for all ages and a mainline Railway Station with direct access to London and the North of England. Redruth is also home to Kresen Kernow which houses the largest collection of archive material relating to Cornwall and is a mecca for visitors around the world researching their heritage.

## ACCOMMODATION COMPRISES

Double doors open to :-

### ENTRANCE VESTIBULE

With a small pane window to the side. Wood flooring, two door cupboard and stairs to first floor. Door through to :-

### WC/SHOWER ROOM

With a pedestal wash hand basin, close couple wc and corner shower with Mira electric shower, wood flooring and wood paneled walls, Victorian style radiator.

### KITCHEN/DINING ROOM 22' 0" x 16' 0" (6.70m x 4.87m)

#### maximum measurements

Enjoying a triple aspect with vaulted beamed ceiling and polished wood flooring. The kitchen area is fitted with a range of base Shaker style units featuring adjoining wood working surfaces with an inset one and half bowl stainless steel sink unit with mixer tap. Integrated cooker with ceramic hob and stainless steel cooker hood over, space and plumbing for an automatic washing machine and dishwasher. Two Victorian style radiators. Part glazed stable door opening to the front.

### FIRST FLOOR LANDING

With a beamed ceiling, door opening to bedroom one and stairs leading to second floor landing featuring an arched window to the side.

### BEDROOM ONE 12' 10" x 11' 4" (3.91m x 3.45m)

With a small pane window to the side. Polished wood floorboards, painted exposed stone work, extensive built in wardrobe and a Victorian style radiator.

### SECOND FLOOR LANDING

With stairs to the third floor and door opening to :-

### BEDROOM TWO 14' 9" x 9' 4" (4.49m x 2.84m) maximum measurements

Enjoying a dual aspect with two arched windows to the side and an arched window to the front. Beamed ceiling, polished wood flooring and Victorian style radiator. Recessed wardrobe.

### THIRD FLOOR LANDING

With door to vestibule and doors opening off to :-



**BEDROOM THREE 12' 10" x 7' 5" (3.91m x 2.26m)**

With three windows to the front. Open beamed ceiling, polished wood flooring, Victorian style radiator. Recessed wardrobe.

**BATHROOM**

With an arched window to the side. beamed ceiling, painted stone work and half wood paneling to walls. Fitted with a pedestal wash hand basin, close coupled wc and paneled bath with shower attachment. Polished wood flooring and Victorian style radiator.

**FIFTH FLOOR LOUNGE 21' 2" x 14' 4" (6.45m x 4.37m) maximum measurements**

A stunning room with arched windows to the rear and side and with windows and doors opening out onto the veranda. A light and airy room with vaulted beamed ceiling, painted stone walling and polished wood flooring. Three Victorian style radiators.

**VERANDA 13' 1" x 6' 2" (3.98m x 1.88m)**

Enclosed with balustrade on three sides and enjoying far reaching rural views across the adjacent countryside.

**OUTSIDE**

The property is approached via shared drive with a neighbouring property and sits within grounds approaching 1/3rd of an acre, which are mainly on three sides and lawned with a wide range of mature shrubs and hedging and featuring Cornish palms and with an enclosed vegetable garden. There is a summerhouse which has power and light connected and a generous storage shed. Immediately to the front of the property, gravelled parking is available for four plus vehicles.

**SERVICES**

Please be advised the property benefits from mains water (metered), mains electricity and there is a private drainage system using a septic tank.

**AGENT'S NOTE**

Council Tax for the property is band 'E'.

**DIRECTIONS**

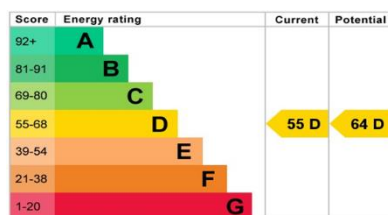
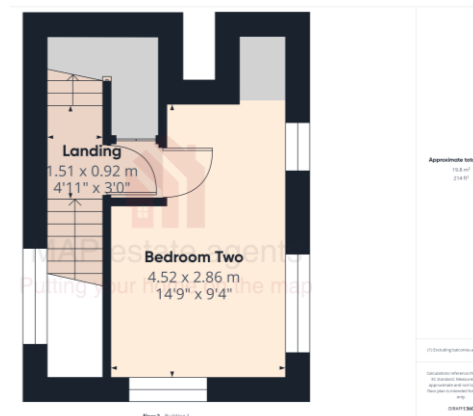
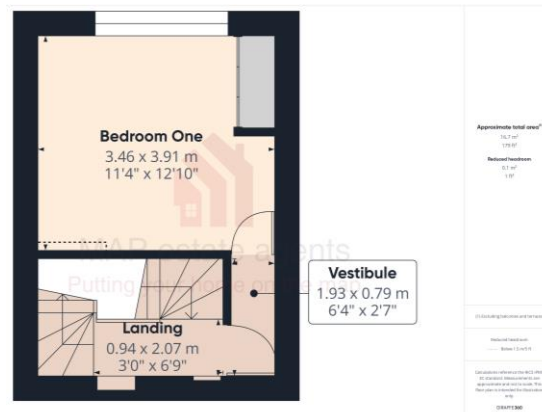
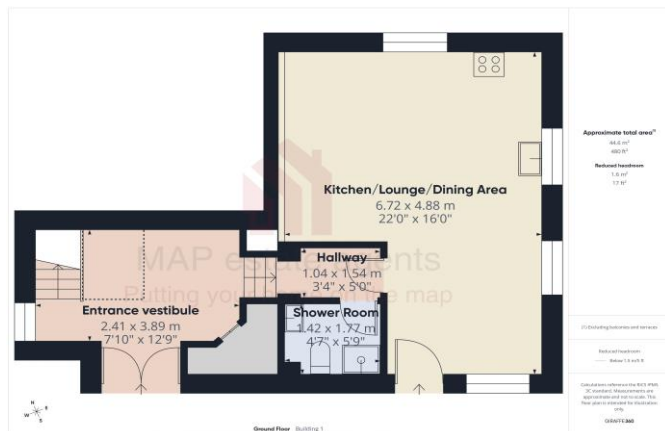
Heading West on the A30, take the exit marked for Redruth, Scorrier and at a mini roundabout take the second exit straight ahead and then at a give way sign turn right passing over the A30 and then turn left into Wheal Rose, continue through Wheal Rose and after approximately a quarter of a mile The Engine House will be identified on your left hand side where you can turn left into the property. If using What3words :- Camera.Exclusive.Screaming.





## MAP's Top reasons to view this home

- Former mine engine house
- Grade II Listed
- Three double size bedrooms
- Kitchen/dining/lounge on ground floor
- Ground floor shower room
- Middle floor bathroom
- Stunning lounge on top floor
- Well maintained gardens approaching 1/3 acre
- Parking for four vehicles
- Viewing recommended



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)

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