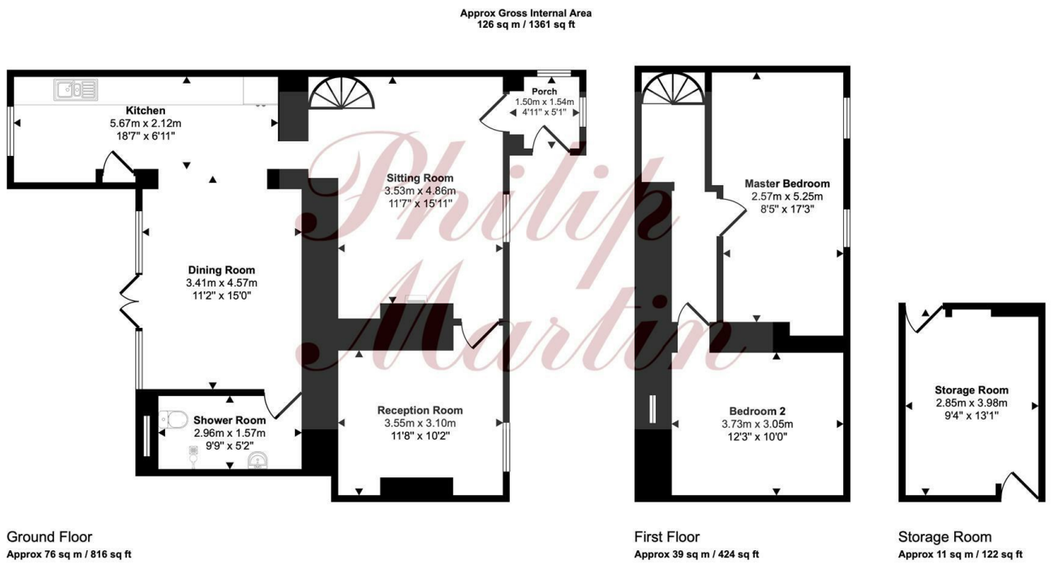
TRESKERBY, REDRUTH

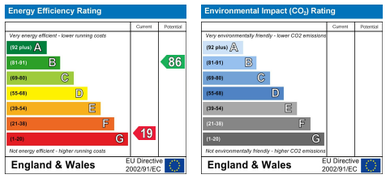


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Key Features

- Detached Cottage
- Quiet country location
- 3 reception rooms
- Shower room
- Huge potential
- In need of renovation
- 2 bedrooms
- Kitchen
- Large level plot

Energy performance rating



THE COTTAGE, 50 TRESKERBY, TRESKERBY, REDRUTH, TR16 5AG

A DETACHED COUNTRY COTTAGE FOR REFURBISHMENT

Quiet location fronting a "no through" country lane on the edge of Treskerby.
Same family ownership for many years and now in need of comprehensive updating and renovation.
Generous level plot with huge potential.
2 bedrooms (formerly 3), sitting room, snug, kitchen, dining room and shower-room. Adjacent stores/workshop, old summerhouse and secluded rear garden.

Freehold. EPC Band - G. Council Tax - Band C.

Guide Price £235,000

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GENERAL COMMENTS

This is a rare opportunity to purchase a detached property for complete improvement in a lovely location. "The Cottage" has frontage to a private unmade lane on the edge of Treskerby and being a cul-de-sac comprising just a handful of properties there is little to distract from its quiet rural ambience. The property has been the cherished home of the same family for many decades but having suffered from neglect in recent years the property now needs improvement and renovation. However there is tremendous scope to renovate and improve the building and the large garden at the rear is perfect for those with a growing family.

There are currently 2 bedrooms on the first floor (formerly 3 bedrooms) and a larger space below affording 3 receptions plus kitchen and shower-room.

It is worthy of note that for many years a residential caravan occupied the front garden and there are service connections remaining for both water and electricity as well as an independent drainage system.

LOCATION

The well known Scorrier House and Estate lies a short distance to the east of Treskerby and is approximately two miles from Redruth. Here there is an excellent range of facilities which include supermarkets, pubs, schools, leisure facilities and main line railway station. The A30 arterial route is just a mile away and thus there is easy access to all parts of the county.

Both Truro and Falmouth are approximately nine miles from Treskerby and both offer shopping and leisure facilities.

THE DWELLING

Much of the original cottage is stone built with rendered elevations but with more recent modifications to the rear. Most of the windows are double glazed. As previously stated the building is in need of renovation.

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

GROUND FLOOR

ENTRANCE PORCH

with tiled floor.

SITTING ROOM

11'7" x 15'11" (3.53m x 4.85m)
focusing to an inglenook type fireplace, beam ceiling and spiral stairway to the first floor.

SNUG/SECOND SITTING ROOM

11'8" x 10'2" (3.56m x 3.10m)
With further inglenook type fireplace, tiled floor and beam ceiling.

KITCHEN

18'7" x 6'11" (5.66m x 2.11m)
fitted with various base and wall mounted cupboards, worktop with sink and drainer, built-in cupboard and plumbing for a washing machine.

DINING ROOM

11'2" x 15' (3.40m x 4.57m)
this room is open plan to the kitchen and with patio doors opening to the rear garden. Tiled floor and Airing cupboard with hot water cylinder and electric immersion heater.

SHOWER ROOM

9'9" x 5'2" (2.97m x 1.57m)
with disabled type shower cubicle, wash hand basin and wc.

FIRST FLOOR

LANDING

BEDROOM 1

17'3" x 8'5" (5.26m x 2.57m)

BEDROOM 2

12'3" x 10' (3.73m x 3.05m)

OUTSIDE

Adjoining the cottage there are TWO interlinked STORAGE ROOMS the largest being 9'4" x 13'1". These provide independent means to access the rear of the property from the front garden area.

The land to the front of the property facilitates parking space and provides potential for a garden. It is partly bounded by cornish hedges.
The REAR GARDEN is much larger and is both private and sheltered. There is an area of lawn with various shrubs and also a wooded area close to the rear boundary. It is a large area providing enormous scope.
Old SUMMERHOUSE.

SERVICES

Mains water and electricity. Private drainage.

NB The electrical circuit and appliances have not been tested by the agents.

DATA PROTECTION

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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.

DIRECTIONS

Proceeding westwards along the A30 dual carriageway take the first left turning signposted to Redruth after passing the Chiverton turn-off. Proceed from the exit road through the hamlet of Scorrier and after passing under the railway bridge take the second exit at the roundabout towards Redruth. Just a little way along the road take the first turning opposite the Texaco garage and proceed through the woodland to Treskerby. When arriving at the developed outskirts of Treskerby turn sharp left (almost doubling back) and proceed along this road which is a cul-de-sac. When the road becomes a private unmade lane the property will be found on the left hand side.