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**Wheal Uny**  
Trewirgie Hill, Redruth

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Central Redruth 0.5 miles | A30 trunk road 1.5 miles | Camborne 4 miles | Portreath (north coast) 5 miles | Falmouth (south coast) 11 miles | Truro 13 miles | Newquay Airport 26 miles | Plymouth 62 miles | Exeter (M5) 95 miles (Distances are approximate)

Offered for sale chain free, this is an imposing detached executive style residence, situated on the outskirts of the town and set within a private development of only five similar properties. Constructed by a well respected developer, Porthia Limited, in 2005, this versatile family sized home is presented to a high standard.

Entrance hallway | Sitting room | Kitchen/dining room | Study/home office | Utility room | Hall | Sun Lounge | Cloakroom | Four bedrooms (principal with en-suite shower room) | First floor family bathroom | Gardens | Integral garage | Additional parking

**£575,000**

**Freehold**



## Property Introduction

Approached by a pillared portico, there are four double size bedrooms and a family bathroom on the first floor and the principal bedroom features a restyled en-suite wet room.

The sitting room enjoys a triple aspect, there is a well appointed kitchen/dining room which has a comprehensive range of kitchen units with a central island and features granite working surfaces and there is an archway leading to a further reception room which is ideal as a study or home office.

Accessed from the sitting room is a sunlounge which overlooks the rear garden and from the kitchen is a utility room, cloakroom and access to the integral garage.

As one would expect there is full uPVC double glazing and the property is warmed by a gas boiler supplying radiators. To the outside there are well tended gardens to the front and rear, the rear of the property borders farmland and the gardens offer a high level of privacy together with an attractive patio for outside seating. There is driveway parking in front of the integral garage and additional parking for one vehicle is available at the entrance to this select development.

This is a rare opportunity to acquire a stunning family home in a favoured residential location, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

Situated on the Falmouth side of the town and conveniently located for country walks along the mineral tramway footpath and cycleway, the town is within walking distance.

Redruth is ideally located for access to the A30, there is a mainline railway station with direct links to London

Paddington and the north of England and schooling for all ages is available within walking distance.

Redruth offers a mix of local and national shopping outlets and it is home to Kresen Kernow which houses the largest collection of Cornish archive material and is a mecca for those researching their family history.

The north coast at Portreath, which is noted for its sandy beach and active harbour, is nearby and Falmouth, which is on the south coast and is Cornwall's university town, together with Truro, which is centre of commerce for the county, are both within a short commute.

### ACCOMMODATION COMPRISES

Portico entrance with uPVC double glazed door with windows to either side, opening to:-

### HALLWAY

Staircase to the first floor with storage cupboard under. Feature glass brick wall, coved ceiling and spotlights. Radiator and doors opening off to:-

### SITTING ROOM 27' 0" x 12' 7" (8.22m x 3.83m) plus double door recess at sunroom end

Enjoying a triple aspect with double glazed window to the front and side and double doors opening on to the sunlounge. Focusing on a 'Minster' style fireplace housing a gas coal effect fire, two radiators, coved ceiling and inset spot lighting. Door to kitchen/dining room.

### SUN ROOM 16' 1" x 7' 7" (4.90m x 2.31m)

Enjoying a dual aspect with uPVC double glazed windows set on dwarf walls and with uPVC double glazed French doors opening on to the garden. Two radiators and coved ceiling.

### STUDY/HOME OFFICE 12' 7" x 9' 8" (3.83m x 2.94m)

uPVC double glazed window to the front. Radiator, coved ceiling and inset spot lighting. Archway through to:-

### KITCHEN/DINING ROOM 23' 5" x 12' 0" (7.13m x 3.65m)

uPVC double glazed window to the rear. Fitted with a comprehensive range of contemporary style gloss white finished eye level and base units having adjoining granite working surfaces and



featuring a central island unit. Inset stainless steel one and a half bowl sink unit with mixer tap. Built-in 'Neff' oven with combination microwave over and inset four ring gas hob with cooker hood over. Integrated dishwasher, quality laminate flooring, two radiators and coved ceiling. Inset spotlighting and door to:-

#### **REAR HALLWAY/UTILITY 12' 4" x 6' 1" (3.76m x 1.85m) plus outside door recess**

uPVC double glazed window to the rear and uPVC double glazed doors to side. Fitted with a range of base units having adjoining working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine and tumble dryer, tiled splashbacks, radiator and inset spotlighting. Laminate flooring continuing from the kitchen/dining room.

#### **CLOAKROOM**

uPVC double glazed window to the side. Contemporary in design with a concealed cistern wall hung WC, wall mounted wash hand basin with mixer tap and towel radiator. Inset spotlighting, coved ceiling and laminate flooring.

#### **FIRST FLOOR LANDING**

A central landing with coved ceiling and access to loft space  
Panelled doors opening off to:-

#### **PRINCIPAL BEDROOM 15' 11" x 12' 7" (4.85m x 3.83m)**

uPVC double glazed window to the front enjoying an outlook towards the north coast. Recessed two door wardrobe, inset spotlighting and radiator. Door to:-

#### **EN-SUITE**

uPVC double glazed window to the front enjoying an outlook



towards the north coast. Remodelled in a wet room style with a wall hung wash hand basin, wall hung close coupled WC and shower with shower panelling and rain head. Towel radiator, tiled flooring and part ceramic tiling to walls. Spotlighting.

#### **BEDROOM TWO 15' 11" x 9' 9" (4.85m x 2.97m)**

uPVC double glazed window to the front. Radiator. Coved ceiling and spotlights.

#### **BEDROOM THREE 10' 8" x 9' 7" (3.25m x 2.92m)**

uPVC double glazed window to the rear enjoying an outlook over the fields. Radiator. Coved ceiling and spotlighting.

#### **BEDROOM FOUR 12' 7" x 10' 8" (3.83m x 3.25m)**

uPVC double glazed window to the rear enjoying an outlook over fields, spotlighting, coved ceiling and radiator.

#### **FAMILY BATHROOM**

uPVC double glazed window to the rear. Again contemporary in style with a wall hung wash hand basin with mixer tap, wall hung concealed cistern WC and panelled bath with plumbed shower over. Extensive ceramic tiling to walls, spotlighting and towel radiator.

#### **INTEGRAL GARAGE 18' 5" x 9' 6" (5.61m x 2.89m)**

Automatic door to the front, having power and light connected and with a wall mounted combination gas boiler. Door to utility.

#### **OUTSIDE FRONT**

To the front of the property the garden is laid mainly to lawn and there is a brick paviour driveway to one side leading to the integral garage giving additional parking if required. Gated pedestrian access leads to the rear garden and it should be noted that there is an additional parking space for the property situated at the entrance to this development.

#### **REAR GARDEN**

The rear garden is enclosed, largely lawned with an attractive range of mature shrubs and immediately to the rear of the sunroom there is an attractive patio ideal for relaxing on sunny days. External water supply.

#### **AGENT'S NOTE**

Please be advised the Council Tax band for the property is band 'D'.

#### **SERVICES**

The property benefits from mains metered water, mains electric, mains gas and mains drainage.



## MAP's Top reasons to view this home

- Detached non-estate executive style house
- Four double size bedrooms (principal en-suite)
- Triple aspect lounge
- Quality, well appointed Kitchen/dining room
- Home office/study
- Sun room to rear
- Utility room
- Gas central heating
- Integral garage, parking and gardens
- Chain free sale



### Approximate total area<sup>(1)</sup>

194.3 m<sup>2</sup>  
2091 ft<sup>2</sup>

Reduced headroom  
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) A			
(B) B			
(C) C			
(D) D			
(E) E			
(F) F			
(G) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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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