



1 FOXES ROW
CARHARRACK, REDRUTH,
TR16 5RY

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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CHARACTER HOUSE WITH FOUR BEDROOMS, THREE
RECEPTION ROOMS, STUDY AND ESTABLISHED
GARDENS

Once three cottages and now combined into one substantial home, Redmoor is a charming and deceptively spacious house offering versatile accommodation with many character features, including exposed ceiling beams, stonework and fireplaces. Four bedrooms, separate study, lounge, snug, dining room, kitchen, utility room, conservatory, ground floor bathroom and first floor cloakroom. Attractive established gardens with lawn, mature planting and seating areas, together with off-road parking. Viewing is essential to appreciate the space and character on offer.

GUIDE PRICE £435,000

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GENERAL COMMENTS

Redmoor is a charming character house situated in the village of Carharrack. Originally three cottages and now combined into one substantial home, the property offers deceptively spacious accommodation arranged over two floors. Exposed ceiling beams, stone fireplace openings and traditional internal doors reflect its cottage origins, while the generous layout provides considerable flexibility.

The accommodation includes three reception rooms, four bedrooms and a separate study, offering space for family living, entertaining and working from home. Established gardens provide an attractive setting, with a lawn, mature trees and shrubs, pathways and sheltered seating areas. A decorative pedestrian gate bearing the property's name adds an individual touch, and there is off-road parking.

Viewing is essential to appreciate the extent of the accommodation and the character of this individual home.

THE PROPERTY

The entrance door opens into a generous hall with a stone fireplace recess and stairs rising to the first floor. The lounge features exposed ceiling beams and a substantial stone fireplace housing a wood burning stove. A separate snug with a decorative fireplace connects to the dining room, creating a sociable arrangement while retaining distinct spaces for sitting and dining.

The kitchen is fitted with a range of units and work surfaces incorporating a sink and drainer, with tiled flooring and space for a table. An adjoining utility room provides additional storage and space for appliances, while the conservatory connects the house to the garden. A bathroom with a bath and separate shower completes the ground floor. Upstairs are four bedrooms, a separate study and a cloakroom fitted with a wash hand basin and w.c.

LOCATION

Carharrack is a thriving village with a strong sense of community and a range of everyday amenities, including a general store and post office, public houses, a church and a chapel. Nearby St. Day provides a doctors' surgery and primary school.

The village is conveniently situated approximately seven miles from Truro, three miles from Redruth and eight miles from Falmouth. The A30 is just over two miles away, providing access throughout Cornwall and beyond. Mainline railway stations at Truro and Redruth offer services to London Paddington, while local bus services connect the village with the surrounding area.

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

ENTRANCE

3.6 x 3.56 (11'9" x 11'8")

A spacious entrance with a substantial stone fireplace recess and stairs rising to the first floor. Doors leading to the principal living accommodation.



LOUNGE

5.11 x 3.64 (16'9" x 11'11")

A well-proportioned reception room with exposed ceiling beams and a substantial stone fireplace incorporating a wood burning stove. Windows provide good natural light.

SNUG

3.9 x 3.6 (12'9" x 11'9")

A comfortable second sitting room with a decorative fireplace and mantel surround. Window overlooking the garden. Opening through to:-

DINING ROOM

3.81 x 2.41 (12'5" x 7'10")

Space for a dining table and chairs with feature Cornish range. Window overlooking the garden and door connecting to the kitchen.

KITCHEN/BREAKFAST ROOM

5.12 x 2.54 (16'9" x 8'3")

Fitted with a range of base units and work surfaces incorporating a sink and drainer. Open shelving, tiled flooring and space for a cooker beneath an extractor hood. Space for a small table and chairs. Access to the conservatory and utility room.

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CONSERVATORY

2.62 x 1.6 (8'7" x 5'2")

Glazed elevations and roof, and a door opening outside.

UTILITY

2.54 x 1.78 (8'3" x 5'10")

Additional work surface incorporating a Belfast sink, with storage and space for appliances such as washing machine and tumble dryer, large fridge freezer and dish washer.

BATHROOM

2.89 x 2.48 (9'5" x 8'1")

Suite comprising bath, separate shower enclosure, wash hand basin and w.c. Patterned tiled floor and window providing natural light.

FIRST FLOOR

Landing and open to the study.

STUDY

4.18 x 3.59 (13'8" x 11'9")

A generous open room providing space for home working, reading or hobbies.

W.C.

Wash hand basin with storage beneath and w.c.

MASTER BEDROOM

3.95 x 3.63 (12'11" x 11'10")

A double bedroom with exposed timber flooring and a window overlooking the garden.

BEDROOM 2

3.66 x 2.69 (12'0" x 8'9")

A further bedroom with a window providing natural light.

BEDROOM 3

4 x 2.5 (13'1" x 8'2")

A characterful bedroom with a sloping ceiling in part. An area of restricted head height.

BEDROOM 4

2.81 x 2.23 (9'2" x 7'3")

A single bedroom with a window.

OUTSIDE

The gardens provide an attractive setting for the house, with a lawn bordered by established shrubs, trees and flowering plants. A gravel pathway leads towards the entrance, with seating areas adjoining the house providing space for outdoor dining.

Mature planting creates interest throughout the garden, with a mixture of borders, pots and climbing plants. A decorative pedestrian gate bearing the name "Redmoor" opens onto a

garden pathway. A parking area lies beside the garden.

To the rear, a five bar gate opens to the rear courtyard, with further flower beds and hard standing along with the oil tank.

SERVICES

Oil fired central heating, LPG for cooker, mains water, electricity and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

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.

DATA PROTECTION

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COUNCIL TAX

Band B.

TENURE

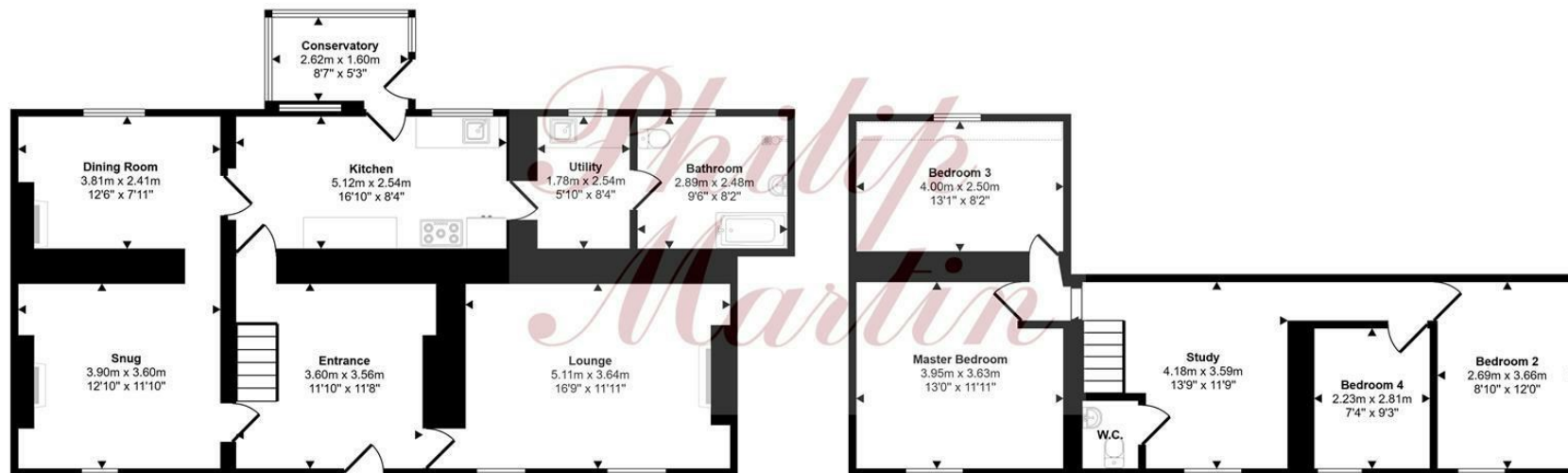
Freehold.

DIRECTIONS

The property can be found in the centre of the village on the junction of Trevarth Road.



Approx Gross Internal Area
163 sq m / 1755 sq ft

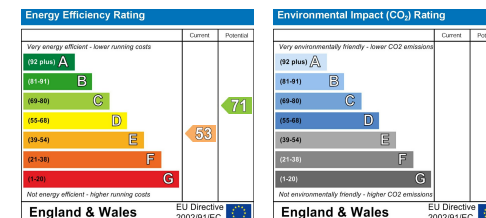


Ground Floor
Approx 100 sq m / 1076 sq ft

First Floor
Approx 63 sq m / 678 sq ft

Denotes head height below 1.5m

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.







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