

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



## The Warren Buller Hill

Redruth, TR16 6SS

**£749,950**



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Nestled amidst rolling countryside, this very impressive and welcoming country residence, formerly the site of 7 cottages, offers exceptional versatility, scope for multi-generational living and opportunities for an income stream in the shape of holiday lets. The main residence is accompanied by a self-contained annexe, a self-contained holiday cottage, a gymnasium and a further work room that could be re-purposed as a home office, studio or as a fifth bedroom. Furthermore, there is a separate standalone work room that again could be re-purposed into an office if so required. The property comes with significant outdoor space being set in some two and a half acres and enjoying panoramic views across rural landscapes whilst remaining within easy reach of the local town and accessible to many other surrounding areas including beaches on both the north and south coasts of Cornwall.

Somewhat self sufficient with both solar panels and a private water supply, the main part of the residence combines traditional character with very modern comfort and features a spacious, modern kitchen with open access to the dining area, an ideal space for family gatherings and socialising. Thanks to much improvement and renovation from the current vendors, there are traditional features such as exposed beams coupled with contemporary finishes, offering a particularly warm yet refined living environment.

A charming lounge that overlooks the rear patio area has an open staircase leading to the first floor where four bedrooms and a family bathroom can be found. As you would expect with a property of this scale, the dual aspect master bedroom offers significant space with far reaching views over open countryside, towards Carn Brea and the north coast. The second bedroom offers views towards the south and over the substantial patio area and garden beyond. The third and fourth bedrooms both enjoy the same views over the rear garden, aspect and land within the property boundary. The fourth bedroom also benefits from a built-in wardrobe. Complementing the four bedrooms is a quite stunning, family bathroom, renovated to a very high standard by the current vendors. The floor and wall tiles are all porcelain with aqua board ceiling tiles. An extra large and deep bath tub is complemented by a very modern walk-in double shower fitted with a Mira Rebate matt black thermostatic shower.

To the front of the principal home, the self-contained annexe provides independent accommodation, perfect for extended family, guests, or as a potential further holiday let subject to the appropriate permissions. In its current format, there is a sitting room and part kitchenette, a shower room and, to the first floor, a mezzanine double bedroom.

Adjoining the main residence is a two storey building, currently being used as a gymnasium by the vendors but offering scope for re-purpose.

A short stroll further, but part of the same overall building, is a self-contained cottage which offers further flexibility, ideal as a holiday let, or as additional family accommodation. Retaining the rustic charm of the main residence with its exposed timbers, the open plan living and well-equipped kitchen area has an LPG flame effect fire set in a traditional fireplace, a mezzanine double bedroom with walk-in wardrobe, a good sized bathroom and of course, the countryside outlook of the rest of the estate. We understand from the vendor that this holiday let generates an annual turnover in the region of £14,000.

Separate from the main building is a further standalone outbuilding which is of a good size and includes all of the main services including water, power, lighting, telephone point and an LPG supply. Also positioned within the grounds, a three bedroomed static caravan provides additional living or guest accommodation; ideal for visiting family, short-term stays, or for use as a home office or studio (subject to permissions) in this inspiring setting, with uninterrupted views over the surrounding countryside.

Other buildings include a standalone double garage with electric roller door and a further standalone single garage.

Externally, there is a layby to the immediate front which leads to a substantial gravelled driveway offering parking for multiple vehicles including those belonging to residents using the holiday cottage.

Stretching out and around the main residence and the outbuildings, the garden extends into a broad, wraparound expanse, more akin to a surrounding field than a conventional domestic garden and certainly offering endless possibilities. There is a delightful, raised patio area space, ideal for outdoor entertaining and has the bonus of being south facing.

Offering comfort, character, and endless possibilities, this unique estate is perfectly suited for those seeking a peaceful country lifestyle with space for family, guests, and potential income opportunities, all set against fine scenery on substantial grounds of this rural property.

In terms of location, Redruth town centre can be reached in a matter of minutes whilst the A30 is within some ten minutes by car. The property is also ideally located to access both the north and south coasts of Cornwall.

Upvc obscure double glazed half casement stable door opens to:

#### T SHAPED HALLWAY

With access to the annexe. Step up to:

#### KITCHEN

11'6" x 11'5" (3.52m x 3.50m)

Fitted with a range of eye level and base level storage cupboards and drawers with the eye level units having under unit lighting. Roll edge work surfaces and a composite stone single sink and drainer with a Quooker hot water tap and metro tiled splashbacks. Built-in Hotpoint dishwasher and space for a Rangemaster or similar size cooker. Upvc double glazed window overlooking the front patio, garden and aspect with a deep sill. Upvc double glazed door with clear glazed panels accessing the front garden. Space for a tall fridge/freezer. Upvc double glazed window overlooking the gravelled patio, garden and aspect. Exposed joists and open access to:

#### DINING AREA

13'8" x 11'10" (4.17m x 3.63m)

Space for an open fireplace, radiator and inset wall feature. Exposed joists.

#### LOUNGE

13'9" x 11'1" (4.21m x 3.39m)

Upvc double glazed twin panel door giving access to the south facing rear garden. Exposed joists and a upvc double glazed window with a deep sill overlooking the rear garden and aspect. Tall designer radiator and a low level designer radiator. Stairs to the first floor with an understairs cupboard housing the water pressure system for the central heating.

#### FIRST FLOOR

#### LANDING

A staggered landing with a retro radiator.

#### MASTER BEDROOM

18'11" x 12'11" (5.79m x 3.94m)

A dual aspect room with two upvc double glazed windows with outstanding views to the north west and the coast. A small upvc double glazed window with a deep sill overlooking the side aspect. Exposed beams and a retro radiator.

#### BEDROOM 2

A dual aspect room with two upvc double glazed windows overlooking the rear garden and aspect. Small double glazed window with a deep sill overlooking the side aspect. Open joists, a low level retro radiator and a tall retro radiator.

#### BEDROOM 3

13'3" x 8'6" (4.05m x 2.61m)

Upvc double glazed window overlooking the rear garden and aspect with far reaching countryside views towards the south. Retro radiator.

#### BEDROOM 4

12'11" x 11'2" (3.94m x 3.42m)

Upvc double glazed window overlooking the rear garden and aspect with far reaching countryside views to the south. Retro radiator and a fitted wardrobe with hanging space and shelved storage.

Door and steps down to:

#### BATHROOM

12'6" x 8'6" (3.83m x 2.60m)

Fully tiled with porcelain floor and wall tiles and Aqua board ceiling tiles. Low level wc and a wash hand basin above a vanity unit. Large and deep bath with a central tap and mixer shower head. Walk-in double shower with a Mira Relate thermostatic shower, rain spray head and handheld head. Two inset shelves, a upvc obscure double glazed window set in a deep sill to the front aspect and a designer radiator. Exposed beams.

#### ANNEXE

Door to:

#### SITTING ROOM

13'9" x 8'7" (4.21m x 2.64m)

Roll edge work surface with space for a fridge under, storage cupboards above and a storage cupboard below. Two upvc double glazed windows overlooking the front aspect and the land with far reaching views towards the north coast. Open joists and doors opening to a full height storage cupboard. Horizontal designer radiator.

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### SHOWER ROOM

7'10" x 6'2" (2.40m x 1.88m)

Fully tiled with a low level wc and wash hand basin. Quadrant shower cubicle with a Triton Enrich electric shower. Wall mounted towel radiator and a upvc obscure double glazed window with a deep sill to the front aspect.

### FIRST FLOOR

#### MEZZANINE BEDROOM

14'0" x 9'1" (4.27m x 2.77m)

Open joists and a upvc double glazed window with a deep sill overlooking the front garden and aspect with far reaching views towards the north coast and land. Radiator.

#### OUTSIDE STORAGE/WORK ROOM

24'3" x 9'9" (7.40m x 2.98m)

With a upvc half casement double glazed stable door, upvc double glazed window with a deep sill overlooking the front aspect with far reaching views towards the north coast. Lighting, power, telephone point and a pressured hot water tank. Open joists, roll edge worktop with eye level storage cupboards and a base level storage cupboard. Space for a washing machine and space for a tumble dryer.

Upvc stable door with an obscure double glazed panel opens to:

#### GYM

16'10" x 9'8" (5.14m x 2.96m)

A triple aspect room with a upvc double glazed window overlooking the front driveway and aspect with far reaching views to the north. This room is currently being used as a gym. Solar panel inverter. Step down to:

#### GYM

13'1" x 11'0" (4.01m x 3.36m)

A lower part of the room with an open fireplace (not in use), obscure double glazed window with a deep sill overlooking the rear garden and aspect. Solid upvc door opens to the rear garden, storage cupboard and an open staircase to:

#### MEZZANINE ROOM

15'9" x 11'7" (4.82m x 3.55m)

With a double glazed window overlooking the rear aspect, garden and far reaching views to the south.

#### SELF CONTAINED COTTAGE (BUMBLE BEE COTTAGE)

#### OPEN PLAN KITCHEN/SITTING ROOM

24'10" x 11'0" (7.58m x 3.37m)

Upvc door with a clear double glazed panel opens into a self contained holiday cottage with open plan kitchen/sitting room. Two upvc double glazed windows with deep sills overlook the rear garden and aspect. Open joists and a upvc door with a double glazed clear panel leads to the rear garden. LPG flame effect fire set in a traditional fireplace with a slate hearth. Baxi boiler, two radiators and stairs to:

#### MEZZANINE BEDROOM

16'11" x 11'4" (5.17m x 3.46m)

Two upvc double glazed windows with deep sills overlooking the rear garden, aspect and views towards the south. Open joists and a radiator. Door opens to a walk-in wardrobe.

### BATHROOM

5'9" x 8'0" (1.77m x 2.46m)

Fully tiled with Aqua board ceiling tiles. Low level wc and a wash hand basin. P shaped bath with a glass shower screen and a thermostatic shower with a rain head and a handheld spray over. Wall mounted towel radiator, open joist ceiling and a mirrored medicine cabinet. Upvc double glazed window overlooking the front driveway, aspect and views towards the north coast.

### LAUNDRY ROOM/WORKSHOP

24'3" x 9'9" (7.40m x 2.98m)

Triple aspect room with upvc double glazed casement windows with all round views including over towards Carn Brea. Power, lighting and plumbing with LPG. Roll edge worktop below one of the windows with low level storage cupboards.

### SINGLE GARAGE

9'3" x 11'6" (2.82m x 3.52m)

Manual roller shutter door and a upvc single glazed window overlooking the rear aspect. Housing the water storage tank with lighting and power.

### DETACHED DOUBLE GARAGE

17'9" x 16'3" (5.43m x 4.97m)

With an electric roller door, upvc side door with a clear double glazed panel and a upvc double glazed window overlooking the driveway and aspect looking out towards open countryside and Carn Brea.

### GARDENS & GROUNDS

To the front there is gravelled layby and a gravelled driveway which divides the main residence and the area of land providing space for multiple vehicles. There is a STATIC CARAVAN. The rear garden is primarily gravelled with a raised slabbed patio area leading to a raised lawn with borders of mature shrubs and bushes. Exterior oil fired boiler in an exterior housing and there is an exterior light and power. Space for a hot tub (the hot tub may be available for separate negotiation). The gardens fully wraparound the property with several Palm Trees.

### DIRECTIONS

From our office in Redruth proceed along Penryn Street, under the viaduct into Falmouth Road and up to the five crossroads and traffic lights. Turn right towards Helston and proceed up Bucketts Hill and on into Buller Hill where the property will be found just after the second crossroads on the left hand side.

### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

### SERVICES

Private drainage (septic tank), private water (borehole), mains electricity and oil heating. Owned solar panels.

Broadband highest available download speeds - Standard 11 Mbps, Superfast 50 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor & variable indoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



## Road Map



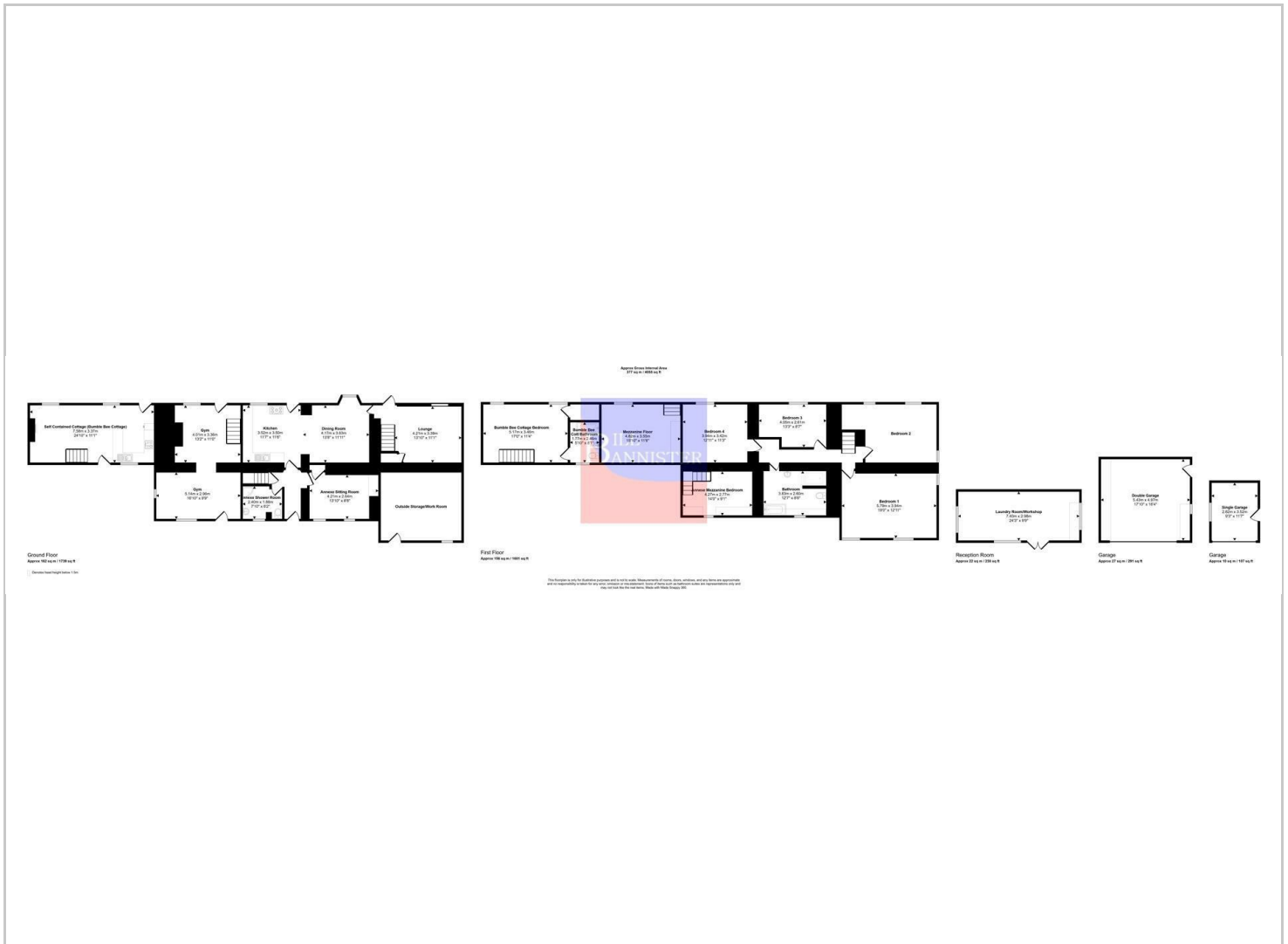
## Hybrid Map



## Terrain Map



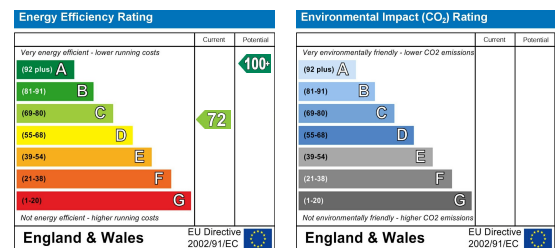
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.