



MAP estate agents
Putting your home on the map

Merritts Hill, Illogan, Redruth, TR16 4DF

Merritts Hill, Illogan

Redruth 2.5 miles | Portreath (north coast) 2.5 miles | Camborne 3 miles | Truro 11 miles | Falmouth (south coast) 13 miles | Newquay Airport 26 miles | Plymouth 62 miles | Exeter (M5) 96 miles
(Distances are approximate)

Superbly presented, this detached three bedroom house constructed in 2019 is tucked away in a private setting and is approached by its own gated driveway.

Entrance vestibule | Hallway | Lounge | Kitchen/dining/living area | Three bedrooms (ground floor bedroom Jack and Jill shower room) | Family bathroom | Garage/Workshop | Parking | Summerhouse | Gardens

£480,000
Freehold



Property Introduction

Spacious and versatile, on the first floor, there are two generous double size bedrooms and a family bathroom. The ground floor focuses on an impressive kitchen/dining/living area with a floor-to-ceiling window overlooking the landscaped garden and pond to the front. Leading from here, there is an individual lounge with a wood burning stove and the principal bedroom has a Jack and Jill en-suite with gives access to the utility porch. Fully double glazed, there is a mains gas combination central heating boiler which supplies underfloor heating on the ground floor and radiators on the first floor. The house was designed to be energy efficient and in addition to the mechanical heat recovery system, there is an eight-zone control for the heating and the property uses greywater harvesting for the toilets and washing machine.

Approached via electronically operated remote gates, a gravelled driveway leads to parking and access to the detached garage. The gardens have been landscaped and designed to be easy to maintain and focus on a patio ideal for outside entertaining which features the raised ornamental pond and to the side is vegetable garden and greenhouse.

In summary, a unique family home offering versatile living accommodation and presented to a high standard throughout. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Set back from the road in this favoured residential location there is a convenience store close by in Broad Lane, a pharmacy and choice of GP surgeries in Illogan and access to the larger out-of-town retail outlets is less than a mile away in Pool.

The nearest major town is Redruth which is within two and a half miles, Redruth offers a comprehensive range of local and national shopping outlets, a mainline Railway Station which connects with London Paddington and the north of England and there is schooling for all ages.

Truro, the administrative and commercial heart of Cornwall is within eleven miles and the north coast at Portreath, which is noted for its active harbour and sandy beach, is within two and a half miles. Falmouth on the south coast, which is Cornwall's university town, is within thirteen miles.

ACCOMMODATION COMPRISES

uPVC composite oak effect door opening to:-

ENTRANCE VESTIBULE

uPVC double glazed window to the side. Ceramic tiled flooring and half glazed oak door opening to:-

HALLWAY

uPVC double glazed window to the rear. Ceramic tiled flooring extending from the entrance vestibule, oak door to utility porch and wide squared archway opening to:-

KITCHEN/DINING/LIVING ROOM 23' 6" x 22' 8" (7.16m x 6.90m) maximum measurements

Enjoying a dual-aspect and featuring four uPVC double glazed full height sliding doors to the front overlooking the garden and a uPVC double glazed window to the side. The kitchen area has a range of base units arranged on three sides to form a partial room divider and with an adjoining square edge oak block working surface featuring an



inset porcelain one and a half bowl sink unit with mixer tap. Integrated dishwasher, integrated larder fridge and eye level 'Bosch' double oven. Inset 'Beko' ceramic hob, six-door full height storage unit (with electric sockets inside) and inset spotlighting. The living room features 'Amtico' luxury flooring with underfloor heating and there is a recessed turning staircase to the first floor incorporating an under stairs storage cupboard. Oak panel doors open off to:-

LOUNGE 15' 4" x 11' 0" (4.67m x 3.35m) maximum measurements, plus bay

uPVC double glazed window to the front. Focusing on a recessed 'Clearview' wood burning stove set on a slate hearth with a wood mantel over. Inset spotlighting, recessed display unit and underfloor heating. This versatile room could be used as a fourth bedroom if required or indeed would make an excellent home office.

PRINCIPAL BEDROOM ONE 11' 5" x 11' 1" (3.48m x 3.38m) plus door recess

uPVC double glazed window to the side. Inset spotlighting,

underfloor heating and built-in four-door wardrobe unit.

Vertical panel oak door to:-

JACK AND JILL EN-SUITE SHOWER ROOM

Focusing on a close coupled WC, pedestal wash hand basin and with an over-size shower enclosure with 'Mira' thermostatic plumbed shower. Half panelling to walls, inset spotlighting and ceramic tiled flooring. Underfloor heating. Vertical panel oak door opening to:-

UTILITY PORCH 7' 10" x 3' 11" (2.39m x 1.19m) plus recess

uPVC double glazed stable door opening to the rear. Fitted with a range of eye level and base units having roll top edge working surfaces and incorporating an inset porcelain sink unit with combined drainer and mixer tap. Ceramic tiled splashbacks, undercounter space for automatic washing machine and ceramic tiled flooring, inset spotlighting and underfloor heating.

FIRST FLOOR LANDING

Double glazed 'Fakro' skylight to the rear. Featuring a range of built-

in cupboards - one of which contains a 'Glow Warm' combination gas boiler and a further cupboard houses a 'Nuair' mechanical heat recovery system. Vertical panel oak doors open off to:-

BEDROOM TWO 19' 8" x 14' 0" (5.99m x 4.26m) maximum measurements into bay with reduced head height to two sides

uPVC double glazed window to the front and 'Fakro' skylight.

Extensive built-in wardrobes and storage, eaves storage space and inset spotlighting.

BEDROOM THREE 22' 4" x 9' 0" (6.80m x 2.74m) maximum measurements into bay with reduced head height to two sides

uPVC double glazed window to the front and double glazed 'Fakro' skylight to the rear. Extensive built-in storage, wall lights and inset spotlighting.

BATHROOM

Double glazed with 'Fakro' window to the front. A light and airy room fitted with a vanity wash hand basin with storage beneath incorporating a mixer tap, close coupled WC, freestanding clawfoot bath with mixer tap and quadrant shower encloser with 'Mira' thermostatic plumbed shower. Half panelling to walls with ceramic tiled shower enclosure. Towel radiator, inset spotlighting and LVT flooring.

OUTSIDE FRONT

To the front of the property remote controlled solid gates open to a gravelled driveway which gives parking for four vehicles and leads to the detached garage. The garden has been laid with ease of maintenance in mind and is well stocked with mature shrubs, there is an ornamental pond and immediately to the front of the house and an extensive patio which is ideal for outside entertaining when the weather permits. External water supply.

GARAGE 12' 5" x 10' 4" (3.78m x 3.15m)

Currently divided with an up-and-over door and having power and light connected. Courtesy door and double glazed window to the side.

Please be advised that at present time, the garage is divided into a:-

WORKSHOP 12' 4" x 11' 7" (3.76m x 3.53m)

A useful storage space and workshop (which is insulated and plaster boarded).

SIDE GARDEN

To the side of the property, there is an attractive planted garden with mature shrubs and ornamental trees, there is a pathway leading to a productive vegetable garden which incorporates an aluminium framed greenhouse and from here, there is a timber summerhouse. (8' x 5'11") There are also productive fruit trees.

REAR GARDEN

To the rear of the garden is a largely lawned garden with raised ornamental beds on the boundary.

SERVICES

Mains electricity, mains water (metered), mains drainage and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.



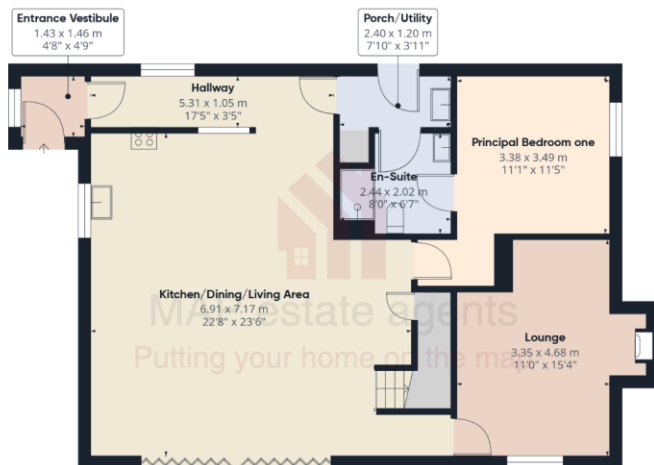


MAP's Top reasons to view this home

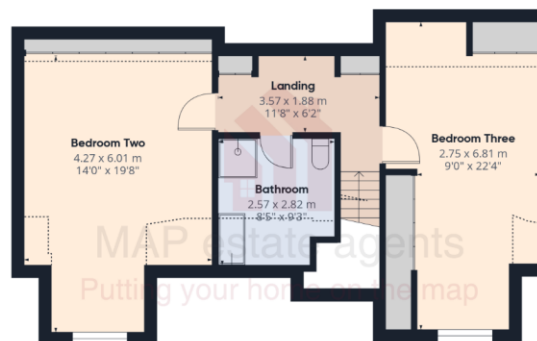
- Individually sited detached house built in 2019
- Three bedrooms with principal en-suite
- Stunning open plan kitchen, dining and living area
- Attractive lounge with wood burner
- Contemporary style family bathroom
- Utility porch
- Gas fired central heating system
- Underfloor heating and rainwater harvesting
- Garage and generous secure parking
- Attractive landscaped gardens

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m

185.7 m²
1997 ft²

Reduced headroom

8 m²
86 ft²

(1) Excluding balconies and terraces

Reduced headroom

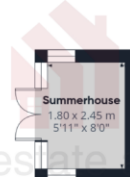
Below 1.5 m/5 ft

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

GIRAFFE360



Ground Floor Building 2



Ground Floor Building 3

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)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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