

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



Carveldra Rosenannon Lane

Illogan Downs, Redruth, TR15 3XB

£314,950



Carveldra Rosenannon Lane

Illogan Downs, Redruth, TR15 3XB

£314,950



Enjoying a good degree of privacy with pleasant views over open countryside to the rear, we bring to market this three bedroomed bungalow, built in 1970 and extended at the back during the ownership of the current vendor. Sited in a quiet lane within a group of similar properties in the hamlet of Park Bottom, Illogan Downs, we understand from the vendor that the overall plot size is approximately 1/6 acre. Internally in need of some cosmetic updating and modernising, the property is entered through a front triple aspect conservatory/porch which in turns leads into a spacious hallway via an internal front door. The lounge/living room/diner is L-shaped and offers an interconnecting door for convenience back through to the kitchen which is also accessed directly from the hallway. From the kitchen, a door opens into the rear extension, currently used as an addition to the kitchen and as a utility area by the current vendor as well as offering additional dining space. From this room, a door opens into the third bedroom which does have direct access to both the front and rear of the property via the side pathway. This bedroom has an element of self-containment given it has a toilet and sink, making it an ideal guest room or as an option for multi-generational living. Furthermore, the rear of the single garage can be accessed from this room. Returning to the hallway, access is given to the main bedroom sited at the front of the property which has a pleasant outlook over the south east facing front garden. This bedroom also benefits from both double and single built-in wardrobes. The second bedroom is to the rear of the property and again, enjoys a pleasant outlook, this time over the rear garden and towards open countryside beyond. The bedrooms are complemented by a separate WC with an adjacent bathroom which has a bath with an electric shower over. Externally, the walled frontage of the property forms an immediate edge to the road. There is driveway parking for one vehicle in front of the single garage which also offers additional workspace to the rear. The front garden itself has a pleasant south easterly aspect and is primarily laid to lawn with mature borders. The rear garden is accessed from the rear extension but can also be accessed via pathways either side of the bungalow as well as from the third bedroom as eluded to previously. The garden itself is very nice, primarily laid to lawn with a strong element of privacy, mature borders and views to the rear over open countryside, its north-westerly aspect benefitting from any afternoon sun. In terms of location, the village of Illogan offers a local shop, public house and other amenities, all within walking distance or a short drive with access to Illogan Woods. Tehidy Woods, the largest area of woodland in West Cornwall, is accessible on foot within around forty five minutes. Tehidy Park Golf Club is accessible in a few minutes by car. The coastal village of Portreath, situated on the north coast, with its beach and access to the South West Coastal Paths, is less than two miles distant and can also be accessed on foot via Tehidy Woods in less than one hour. The towns of Redruth and Camborne, each with plenty of independent and chain

retailers, a mainline railway station and other amenities, are equidistant by car, a journey time of around ten minutes.

Upvc door with a half clear double glazed panel and a clear double glazed side panel opens to:

FRONT PORCH/CONSERVATORY

6'1" x 6'2" (1.87m x 1.89m)

A triple aspect with upvc half height clear double glazing. Upvc door with a half obscure double glazed panel and a half obscure double glazed side panel opens to:

HALLWAY

Radiator and a loft access hatch. Door opens to a full height shelved storage cupboard.

LOUNGE/DINING ROOM

15'11" x 9'3" + 7'3" x 13'3" (4.87m x 2.82m + 2.23m x 4.04m)

L shaped with a upvc double glazed window overlooking the front garden and aspect. Gas fire on a tiled hearth. Radiator and a upvc double glazed window looking into the kitchen. Interconnecting door to the kitchen.

KITCHEN

9'10" x 11'10" (3.02m x 3.61m)

A double aspect room fitted with a range of eye level storage units and base level storage units and drawers with roll edge work surfaces and tiled splash backs. Space for an electric cooker with a Whirlpool integrated extractor hood over. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect with views over open countryside in a north westerly direction to the rear. Door opens to a shelved airing cupboard. Internal door with two clear glazed panels opens to:

REAR EXTENSION

10'11" x 13'4" (3.33m x 4.08m)

Currently used as a utility with a double aspect. Range of base level storage cupboards and drawers with a tall two part storage cupboard to one side. Roll edge work surfaces and a upvc double glazed window overlooking the rear garden and aspect. Radiator below a upvc double glazed window to the rear overlooking the rear garden and aspect with views over open countryside in a north westerly direction. Upvc double glazed window looking back into the dining area. Upvc door with half obscure double glazed panel leads out to the rear patio. Door to:

BEDROOM 3

8'11" x 13'2" (2.72m x 4.03m)

Double aspect with a upvc double glazed sliding patio door opening to stairs leading down to a side pathway connecting the front and rear of the

Tel: 01209 210333

property. Upvc double glazed window overlooking the rear garden, aspect and over open countryside to the north west. Radiator. Door to the integrated garage and a door opens to:

WC

Low level wc below a upvc obscure double glazed window to the rear aspect. Wash hand basin with a tiled splash back.

INTEGRATED GARAGE/WORKSHOP

8'7" x 21'8" (2.64m x 6.61m)

Up and over door, lighting and power. Workspace to the rear. Upvc double glazed window to the side aspect.

BEDROOM 1

10'2" x 10'4" (3.12m x 3.16m)

Radiator below a upvc double glazed window overlooking the south east facing front garden. Door opens to a built-in double wardrobe and a door to a built-in single wardrobe.

BEDROOM 2

8'3" x 9'6" (2.53m x 2.90m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect with views over open countryside to the north west. Door opens to a built-in double wardrobe.

WC

Low level wc below a upvc obscure double glazed window to the rear.

BATHROOM

4'9" x 8'9" (1.47m x 2.69m)

Partially tiled with a wash hand basin below a upvc obscure glazed window to the rear aspect. Bath with a Mira Vie electric shower over. Radiator below a mirrored medicine cabinet. Door opens to a full height storage cupboard housing a Worcester boiler.

OUTSIDE

6 (1.83m)

To the front there is a walled frontage with a hedging front border. A driveway provides parking for one vehicle and leads to the garage and a pathway to the side with mature plants and shrubs leads to the rear garden. The front garden is laid to lawn with edgings of mature bushes and shrubs. A pathway to the right also accesses the rear garden. The rear garden has a patio area and a pathway bordered by a gravelled area which in turn borders a laid to lawn area. There is a garden shed 2.44m x 1.83m (8'x 6'). Mature borders surround the garden with hedging, plants, shrubs and trees with a small vegetable growing area. The rear of the garden overlooks open countryside to the north west. There is an external tap and an external light. The plots extends to 1/6 of an acre.

DIRECTIONS

From our office in Redruth take the main road towards Camborne into Pool and at the double mini roundabouts turn right into Church Road. Continue along here under the A30 and then turn right just before the garden centre. As you enter Park Bottom turn left in front of the shop and continue along here taking the third turning right into Rosenannon Lane where the property will be found on the left.

AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: C.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 15 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



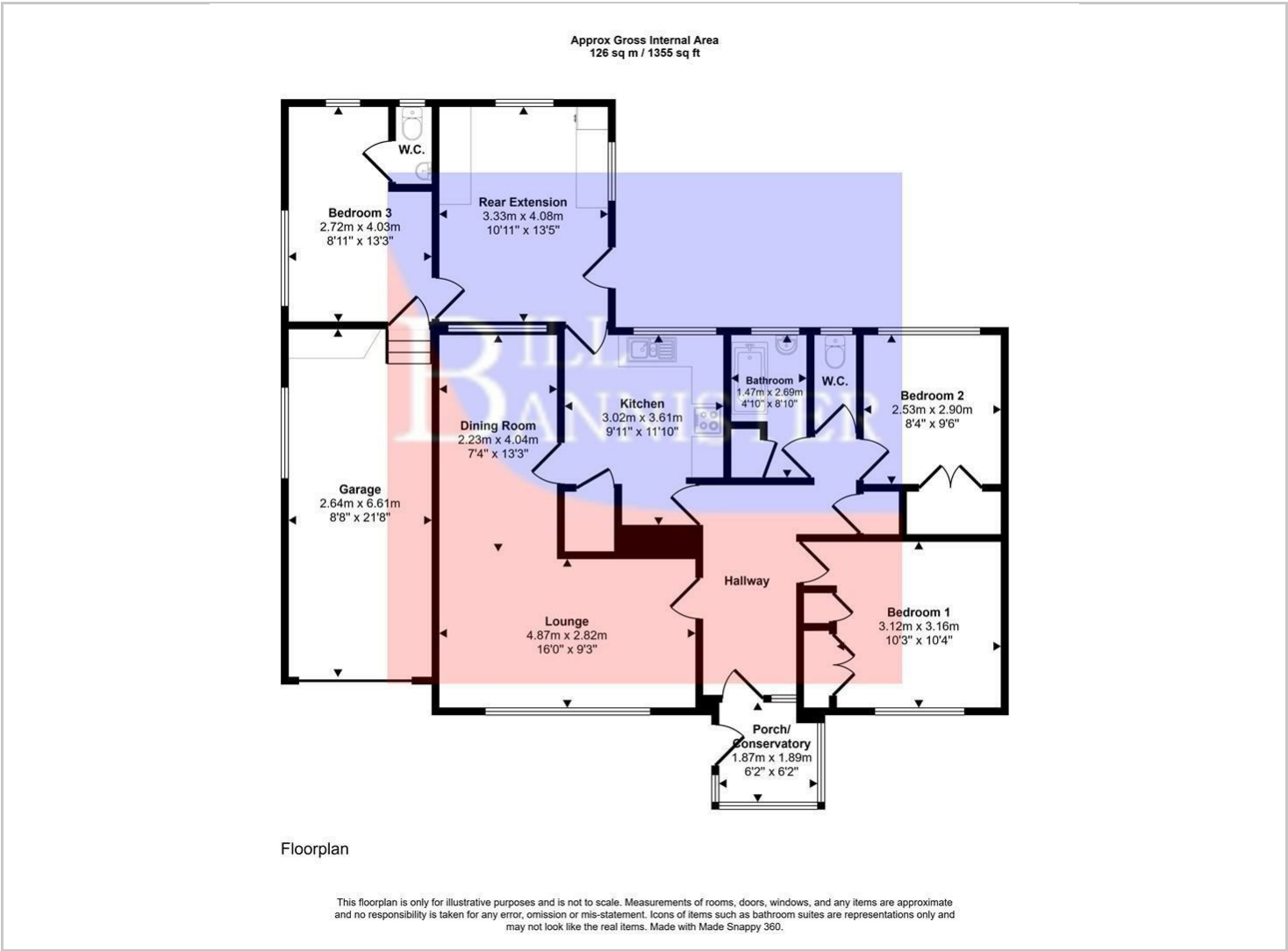
Hybrid Map



Terrain Map



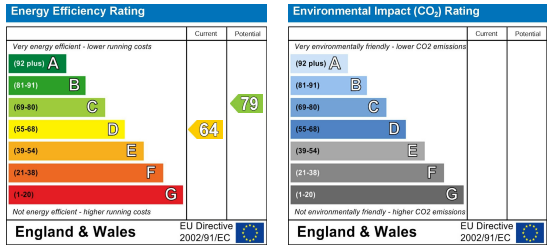
Floor Plan



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.