



**Purple Haze, Goongumpas
Redruth, TR16 5JL**

Offers in Excess of £650,000

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MAIN FEATURES:

- **Four Bedroom Detached House**
- **Entrance Hall**
- **Modern Kitchen Dining Room**
- **Family Bathroom**
- **Utility Room with ground floor WC**
- **Large Rear Garden**
- **Off Street parking and a Garden**

An exceptional four-bedroom detached family home extending to over 2,000 sq ft, occupying a generous plot in a peaceful semi-rural setting with open views, substantial gardens and a large detached double garage. Purple Haze is an impressive, recently constructed individual home offering spacious and beautifully presented accommodation finished to a high specification throughout. Situated along a quiet no-through road, the property combines contemporary living with an attractive countryside setting, while remaining conveniently placed for St Day, Redruth and the surrounding areas. A particularly impressive feature is the 27'9" kitchen/dining room, providing a superb heart to the home. The contemporary fitted kitchen incorporates an extensive range of cabinetry, integrated appliances and a substantial central island, while the generous proportions provide ample room for dining and entertaining. Doors open directly onto the rear garden, creating an excellent connection between the house and outside space. The ground floor also provides a substantial 21'3" living room, separate utility room and welcoming entrance hall. Engineered oak flooring and the impressive oak and glazed staircase contribute to the quality and contemporary feel of the property. Upstairs are four well-proportioned bedrooms. The principal bedroom is particularly generous at approximately 16'7" x 13'1" and benefits from its own en-suite shower room. Three further bedrooms are complemented by the family bathroom. The house has been designed with energy efficiency in mind and incorporates an air-source heat pump and underfloor heating to the ground floor, together with substantial thermal and acoustic insulation. The exterior combines render with attractive Portuguese granite detailing, while solid granite lintels further enhance the individual finish. Outside Purple Haze occupies an excellent plot with a large southerly-facing rear garden, predominantly laid to lawn and enjoying an attractive open outlook towards the surrounding countryside. A substantial paved terrace immediately adjoining the house provides an excellent area for outdoor dining and entertaining. The property further benefits from driveway parking and a particularly impressive detached double garage measuring approximately 24'4" x 17'9" (432 sq ft), offering excellent parking, storage or workshop potential.



Goongumpas, St. Day, Redruth

Approximate Area = 2036 sq ft / 189.1 sq m

Garage = 432 sq ft / 40.1 sq m

Total = 2468 sq ft / 229.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

  Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Lillcrap Chilcott, REF: 1155435

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	91
England & Wales	EU Directive 2002/91/EC	

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Viewings: By appointment.

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We're Open:

8am – 8pm 7 days a week

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