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

Rosemary Cottage, 13 Church Road

Illogan, Redruth, TR16 4SR

£269,950

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This lovely traditional terraced cottage is situated in the popular village of Illogan being close to amenities and benefits from much charm and character. The property offers three bedrooms, a lounge, a separate dining room with a wood burner, a galley style kitchen, a first floor family bathroom and the bonus of a ground floor wc. It is double glazed and this is complemented by gas heating. Externally there is a well stocked garden to the front with off road parking for two vehicles and an enclosed rear courtyard style garden with a storage shed.

An early viewing is recommended for this delightful, three bedroom character cottage in the popular location of Illogan. Set back from the road and offering off road parking, this home is conveniently positioned within walking distance to many local amenities and has a very pleasant west facing front garden with a patio. On entry, a hallway with quarry tiled flooring and a traditional stone wall to one side and half wood panelled wall to the other side gives open access through to the kitchen. The lounge/living room to the front overlooks the garden and here you will find stairs to the first floor. The hallway gives access to the rear dining room which features a mounted wood burner set in a traditional fireplace. The quarry tiling continues through into the galley kitchen which has plenty of storage space and includes integrated cooking appliances. To the rear of the property there is a utility area with the added benefit of a downstairs WC. To the first floor, there are three bedrooms, the first of which, located at the front of the property is particularly large with very pleasant views overlooking the front garden. The second bedroom is a double and overlooks the rear courtyard garden. The third bedroom again overlooks the front garden and It should be noted that all three bedrooms have built-in wardrobes. There are several original features in this cottage, including exposed beams and ledge and brace doors throughout which all enhance the character of the property. Externally, to the front there is a block paved driveway with parking for two vehicles. A rear low fence separates the lovely front garden. The rear garden is a low maintenance courtyard style with raised planting features. Location wise, there are two convenience stores, a pub, a fish and chip shop and other local amenities all within walking distance. The property also gives access to the north coast at Portreath which is within a few minutes by car as are Tehidy Woods and the golf course. The A30 is within three miles.

Upvc front door with lattice style double glazed window opens into:

HALLWAY
With a traditional wall to one side and a wainscoated half wood panelled wall to the other side. Beamed ceiling, high level services cupboards, handrails to either side and open access to a galley style kitchen. Step up and door to:

LOUNGE
14'9" x 11'7" (4.51m x 3.54m)
Stairs to the first floor, a upvc double glazed lattice window overlooking the front garden and aspect with a radiator below and a built-in window seat above. Traditional beamed ceiling, coal effect gas fire set in a traditional walled fireplace with a tiled hearth and wood shelf over. Decorative glazed internal window looks into the dining room. Door to:

DINING ROOM
12'4" x 11'1" (3.78m x 3.38m)
Beamed ceiling, upvc double glazed window behind a deep sill overlooking the rear courtyard garden with a radiator below. Wood burner mounted on a slate hearth within a traditional fireplace and an alcove with shelving. Decorative glazed internal window looking back into the lounge. Further separate alcove shelving unit.

GALLEY STYLE KITCHEN
5'11" x 17'11" (1.81m x 5.48m)
Fitted with a range of eye level units (some with glass fronts) and base level storage cupboards and drawers. Integrated double oven and grill with roll edge work surfaces. Candy integrated gas hob and and a one and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear courtyard garden. Tiled splash backs, space and plumbing for a dishwasher and space for a base level fridge. Door to:

REAR VESTIBULE AREA
4'1" x 5'10" (1.25m x 1.80m)
Space and plumbing for a washing machine, space for a tumble dryer and space for further white goods with a fixed cupboard above. Full height shelved storage cupboard and a upvc casement obscure double glazed door opens to the rear courtyard garden.

WC
Low level wc and a corner wash hand basin. Radiator and a upvc obscure double glazed window to the courtyard garden.

FIRST FLOOR

LANDING
Reverse S shaped split level landing with an obscure glazed window to the front bedroom. Radiator and a single glazed sash window behind a deep sill looks into Bedroom 3.

BEDROOM 1
15'3" x 9'3" (4.66m x 2.84m)
Upvc double glazed lattice style window overlooking the front garden and aspect set in a deep sill. Radiator and a built-in wardrobe with hanging space and shelving. Loft access hatch.

BEDROOM 2
9'7" x 10'11" (2.94m x 3.35m)
Upvc double glazed window set in a deep sill overlooking the rear courtyard garden. Radiator and a built-in wardrobe with hanging space and shelved storage.

BEDROOM 3
7'6" x 7'9" (2.31m x 2.37m)
Upvc double glazed window overlooking the front garden and aspect with a radiator below. Built-in double wardrobe with louvre doors, hanging space and shelved storage. A small door opens to the loft space.

FAMILY BATHROOM
7'2" x 7'6" (2.20m x 2.30m)
Partially tiled with a low level wc and a wash hand basin. Bath with a mixer tap and a separate raised shower cubicle with a Triton T80 electric shower. Double glazed window overlooking the rear courtyard garden with a radiator below. Electric heated towel radiator.

OUTSIDE
To the front a block paved driveway provides parking for two vehicles with a mature shrub border and fencing. A gate opens to a front pathway with a traditional wall to one side and leads to the front door. There is a laid to lawn area with borders of mature plants and trees and the front patio area leads to a garden shed. There is an outside tap, a light and the front garden is fully west facing. To the rear there is a courtyard garden with raised planting features, a storage shed and an outside tap.

DIRECTIONS
From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue along this road, all the way through into Paynters Lane. At the double mini roundabout continue straight over towards Churchtown and the property will be found on the right hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: B.

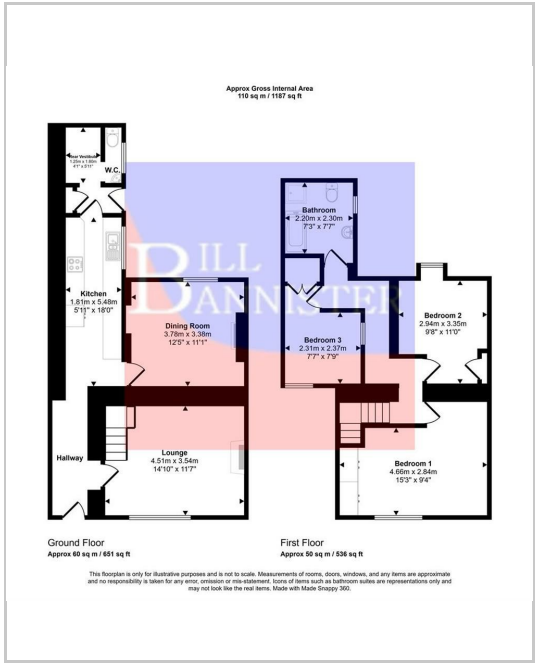
SERVICES
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 11 Mpbs, Superfast 52 Mpbs Mpbs (sourced from Ofcom).

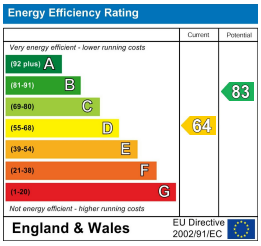
Mobile signal Indoors - EE Good outdoor & variable indoor, Three Good outdoor, O2 Good outdoor & indoor, Vodafone Good outdoor & indoor (sourced from Ofcom).

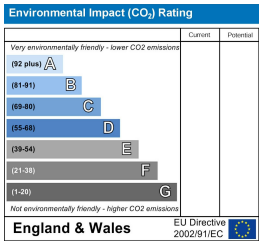
Area Map

Floor Plans



Energy Efficiency Graph





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