



goundrys  
SALES

**Vogue, St Day, Redruth**  
Redruth

Guide Price  
**£250,000**

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

Found within the heart of the desirable hamlet of Vogue is this charming cottage oozing with character being approximately 300 years old. The property can be found set back from the road, a pathway meanders through the attractive mature garden leading to the front entrance. The accommodation is as follows: The front patio door opens into the kitchen/dining room having a range of wall and base units with complementary worktops with space for the cooker. The dining area has a pleasant outlook over the garden with space for the dining table and chairs. A stable door opens into the scullery where you will find the range cooker, further wall and base units with stainless steel sink and drainer unit. The living room is of a good size benefitting from a feature fire place with multi fuel wood burning stove, exposed ceiling beams, sash windows look into the dining area having window seats. Stairs rise to the first floor accommodation where you will find the master bedroom having a sash window to the front elevation, there is a door opening into the second bedroom which is currently being used as a home office. The spacious light an airy bathroom is fitted with a white suite having an electric panel heater. To the outside of the property the garden is enclosed being laid to lawn with a variety of flowers and shrub borders. There is also a summer house with power and light which the current owners use as a music room. The property has double glazed sash windows throughout apart from the feature arched window on the landing being single glazed. This lovely cottage is definitely one to view to appreciate all that this property has to offer.

#### **Location**

The Hamlet of Vogue is situated on the outskirts of St. Day village which offers a range of facilities including a post office/store, public house, doctors surgery and a primary school. Redruth Town and access to the A30 are three miles from the property along with a mainline railway station in Redruth. Truro is approximately seven miles and offers a range of shopping, restaurants and a mainline railway station connecting to London Paddington. Within the area there is access to country walks and a short distance away the mineral tramways which offers cycling facilities and connects Portreath and the north coast and Devoran on the south coast. The property is ideally located between Falmouth and Truro giving anyone the best of both worlds and an easy commute to either destination.

#### **Material Facts Breakdown**

Tenure: Freehold

Council Tax Band: A (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Electric heating plus multi fuel wood burning stove

Water Supply: Mains

Sewage: Mains

Electricity: Mains





**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

Found within the heart of the desirable hamlet of Vogue is this charming cottage oozing with character being approximately 300 years old. The property can be found set back from the road, a pathway meanders through the attractive mature garden leading to the front entrance. The accommodation is as follows: The front patio door opens into the kitchen/dining room having a range of wall and base units with complementary worktops with space for the cooker. The dining area has a pleasant outlook over the garden with space for the dining table and chairs. A stable door opens into the scullery where you will find the range cooker, further wall and base units with stainless steel sink and drainer unit. The living room is of a good size benefitting from a feature fire place with multi fuel wood burning stove, exposed ceiling beams, sash windows look into the dining area having window seats. Stairs rise to the first floor accommodation where you will find the master bedroom having a sash window to the front elevation, there is a door opening into the second bedroom which is currently being used as a home office. The spacious light an airy bathroom is fitted with a white suite having an electric panel heater. To the outside of the property the garden is enclosed being laid to lawn with a variety of flowers and shrub borders. There is also a summer house with power and light which the current owners use as a music room. The property has double glazed sash windows throughout apart from the feature arched window on the landing being single glazed. This lovely cottage is definitely one to view to appreciate all that this property has to offer.

#### Location

The Hamlet of Vogue is situated on the outskirts of St. Day village which offers a range of facilities including a post office/store, public house, doctors surgery and a primary school. Redruth Town and access to the A30 are three miles from the property along with a mainline railway station in Redruth. Truro is approximately seven miles and offers a range of shopping, restaurants and a mainline railway station connecting to London Paddington. Within the area there is access to country walks and a short distance away the mineral tramways which offers cycling facilities and connects Portreath and the north coast and Devoran on the south coast. The property is ideally located between Falmouth and Truro giving anyone the best of both worlds and an easy commute to either destination.

#### Material Facts Breakdown

Tenure: Freehold

Council Tax Band: A (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

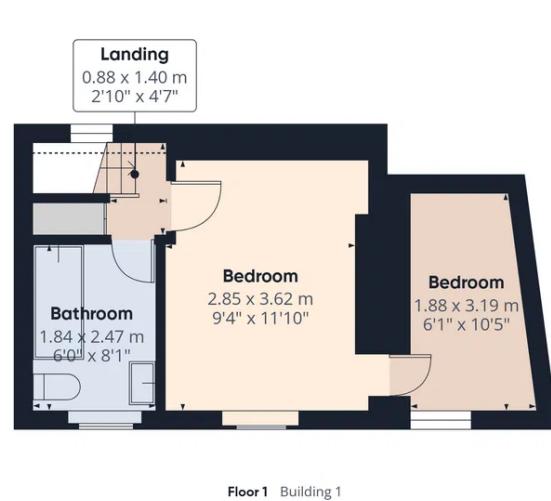
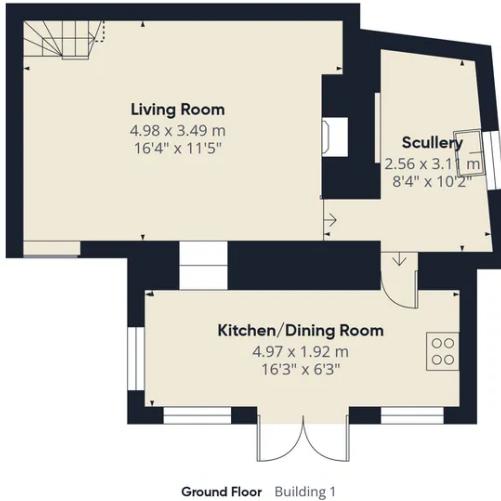
Heating: Electric heating plus multi fuel wood burning stove

Water Supply: Mains

Sewage: Mains

Electricity: Mains





**Approximate total area<sup>(1)</sup>**  
64.7 m<sup>2</sup>  
696 ft<sup>2</sup>

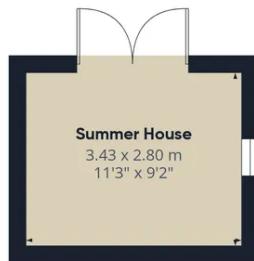
**Reduced headroom**  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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



## Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>