



3 Melyn Grove

Illogan





3 Melyn Grove, Harris Mill, Illogan, TR16 4FT

Located in a traffic-free position, this stylish and beautifully presented contemporary four-bedroom detached family home was built in 2021 and has been thoughtfully upgraded to provide spacious, high quality living including a superb open plan kitchen / dining room, a generous living room, integral garage and driveway, complemented by a landscaped low-maintenance garden, photovoltaic solar panels and a 9.5kw battery storage system.

Distances

Illogan - 0.9; Tehidy Country Park and Golf Course - 2.1; Portreath - 2.7; Porthtowan - 3.2; St Agnes - 7.1; Gwithian - 7.6; Truro - 9.8; St Ives - 17.6; Cornwall Airport (Newquay) - 25.4
(All distances are approximate and in miles)



The Location

Illogan is a popular and well-served village, ideally positioned between the north Cornish coast and the amenities of Redruth. Nearby Portreath is a favourite with surfers, walkers and beachgoers, while Tehidy Country Park offers around 250 acres of woodland, lakes, golf course and more than nine miles of paths, making the area especially appealing for those who enjoy the outdoors.

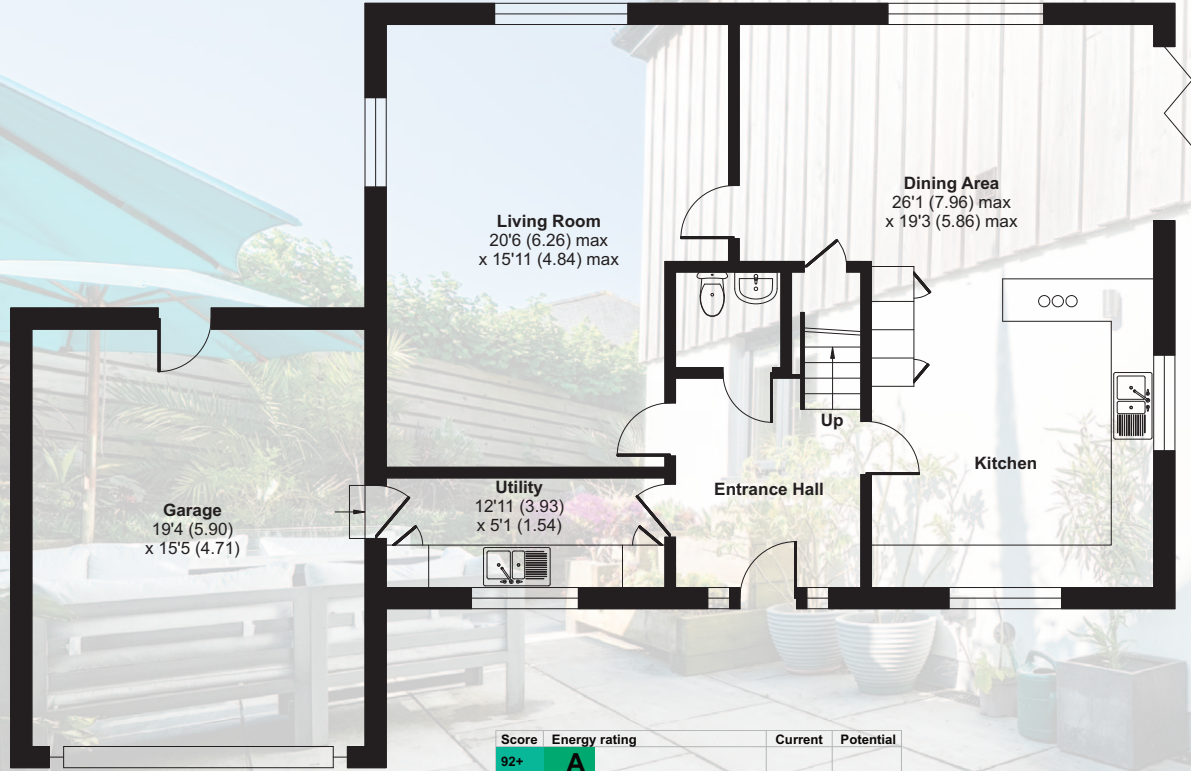
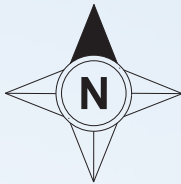
The village of Illogan has a strong sense of community and a good range of day-to-day facilities, including shops, a primary school, doctors' surgery, pharmacy, pub and takeaways. Redruth is close by for a wider choice of shops, schooling and leisure facilities, as well as a main line railway station with services on the London Paddington – Penzance route. Access to the A30 is also straightforward, making this a practical location for travel throughout Cornwall.

3 Melyn Grove, Harris Mill, Illogan, TR16

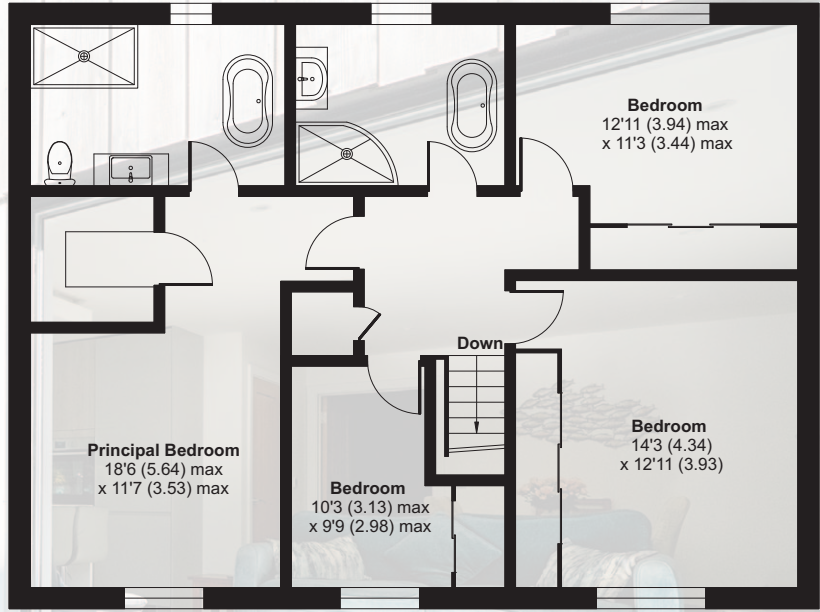
Main House = 1860 sq ft / 172.7 sq m

Total = 2159 sq ft / 200.4 sq m (excludes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Shore Partnership Limited. REF: 1454249

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



www.carbonbalancedprinter.com
Registration No. CBP2277

This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



The Property

- Contemporary detached home
- Traffic-free location
- Small close of only four houses
- Completed in 2021 to a high standard and improved by the current owners
- Window shutters, blinds and oak joinery throughout
- Solar panels and 9.5kw battery system
- Reception hall with oak and glass staircase
- Triple aspect kitchen /dining room with bi-fold doors to the landscaped garden. High quality kitchen with quartz tops, NEFF and Smeg appliances
- Double aspect sitting room with woodburner
- Ground floor WC
- Utility room with access to the garage

- Principal bedroom with walk-in wardrobe and en suite bathroom with freestanding bath, shower and discreet lighting
- Three further bedrooms, all with fitted wardrobes
- Family bathroom with freestanding bath and separate shower

The Gardens, Garage and Parking

- Low maintenance and enclosed sub-tropical style garden delightfully landscaped with reclaimed railway sleepers
- Block paved driveway with parking for three cars
- Further parking space (for 8-meter motor home or boat)
- Integral garage electric door, solar battery and boiler

What 3 Words

/// original.vowel.rails

Tenure, services and material information

Freehold. Mains water and electricity. Private drainage. LPG gas (underground storage tank) providing central heating, underfloor heating (ground floor) and radiators (first floor). Solar panels (13) and a 9.5 kw storage battery. EV charger.

Council Tax: band E

Broadband: FTTC (source:

www.openreach.com/broadband-network/fibre-availability)

Directions

From the centre of Illogan, take Basset Road towards Redruth. After approximately 0.8 miles, turn right into Harris Mill, signposted for Tricky Dickies. Continue along this road for around 300 metres, where Melyn Grove will be found on the right-hand side.





Ben Standen
Consultant



Ben Davies
Director



Tim May
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

