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Illogan Downs, Redruth

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Redruth 3.5 miles | Hayle 8 miles | Truro 9 miles | St Ives 10 miles | Falmouth 10 miles | Newquay Airport 23 miles
(Distances are approximate)

A beautiful four bedroom detached home offering exceptional versatility and enjoying impressive countryside views. The property is complemented by attractive and private gardens to both front and rear, together with a separate studio and secure gated parking for up to four cars.

Entrance porch | Kitchen | Lounge/diner | Lounge/snug | Four bedrooms | Front and rear gardens | Store | Studio | Driveway parking

# Offers Over £440,000

Freehold

## Property Introduction

Comprising of a modern kitchen, living/dining room with multi-fuel burner with patio doors opening onto the raised decking providing incredible panoramic countryside views, two ground-floor bedrooms, a modern shower room and a secondary lounge again with patio doors opening out to the rear garden. To the first floor you will find two further bedrooms, an additional shower room and a small study area.

The flexible layout offers excellent potential for multi-generational living or simply plenty of space for a growing family. Outside, the private rear garden and separate studio provide even more usable space, with the studio ideal for working from home, hobbies or a games room.

# Location

Occupying a rural location this tranquil setting is within a level walk of local shops and a family Public House at Park Bottom. Situated on the outskirts of Illogan village with a Doctor's surgery, pharmacy, shops and a primary school – a village that still has a real sense of community. This home is ideally placed for those who enjoy outside interests, the North Coast at Portreath is one and a half miles distant and Tehidy Park Golf Club and woodlands with its lovely café is literally just along the road.

The major towns of Redruth and Camborne are both within three miles, both with train stations offering mainline links to London Paddington. The A30 trunk road can be found within a mile and the City of Truro with its eclectic mix of shops, restaurants and the Hall for Cornwall providing a variety of West End shows and comedians is within eleven miles. The rugged North Coast is just on your doorstep and the more tranquil south coast and the Helford is only a thirty minute drive away.

**ACCOMMODATION COMPRISES**

Entrance door opening to:-

**ENTRANCE PORCH**

Glazed to three sides with beautiful slate flooring, providing a practical space for coats and shoes while creating privacy from the main living areas. There is also potential to utilise part of the space as a small utility area if required. Composite Door with glazed panel opens into the :-

**KITCHEN 13' 1" x 8' 7" (3.98m x 2.61m)**

Recently modernised with two-tone shaker-style eye and base level units and slate-effect composite worktops. Modern low-maintenance composite splashbacks and wood-effect laminate flooring. Space is provided for an electric oven and washing machine and is there is an integrated fridge and pantry-style cupboard housing the modern 'Worcester' boiler and fuse board. A large uPVC double-glazed window enjoys lovely views across the front garden and surrounding countryside, while an open walkway leads through to the living/dining room. Radiator.

**LOUNGE/DINER 17' 7" x 12' 3" (5.36m x 3.73m) maximum measurements**

A flexible space with wooden flooring and multi-fuel wood burner with decorative tiles, slate hearth and wooden mantel. uPVC double-glazed patio doors with adjoining glazed panel open onto the raised decking and garden providing the most incredible views of the countryside and the Carn. The dining area has an additional floor-to-ceiling uPVC double-glazed window providing further views. This is a bright room that can easily be arranged to make the most of the views or create a cosy seating area around the fire. Radiator.

**HALLWAY**

Doors lead off to two ground-floor bedrooms, the secondary lounge and ground-floor shower room. A useful floor-to-ceiling pantry-style cupboard provides additional shelving and storage. Radiator.

**BEDROOM ONE 10' 10" x 9' 10" (3.30m x 2.99m)**

A generous double bedroom with views of the rear garden. Ample space for a king-size bed as well as other bedroom furniture. Radiator.

**BEDROOM TWO/CRAFT ROOM 9' 9" x 7' 1" (2.97m x 2.16m)**

Currently utilised as a craft room which could easily accommodate a small double bed if required. Wooden flooring, radiator and uPVC double-glazed bay-style window looking out to the rear garden.

**GROUND FLOOR SHOWER ROOM**

Recently modernised and benefiting from a large boiler fed shower, low maintenance composite floor to ceiling splashboarding with metal trims, a large freestanding basin with storage below and a WC. Tall heated towel rail, tiled flooring and window.

**LOUNGE/SNUG 14' 4" x 13' 1" (4.37m x 3.98m) maximum measurements**
A light filled and flexible secondary living room boasting uPVC double-glazed patio doors opening directly to the rear garden. Wood effect flooring and radiator. Carpeted stairs with storage underneath rise from the room to two first-floor bedrooms and a shower room. The layout of this home means this section of the property could work almost independently from the main ground-floor accommodation, with its own living room, two bedrooms, shower room and direct garden access. Ideal for multi-generational living, dependent accommodation or potential holiday letting, subject to any necessary consents. Equally, it works perfectly as additional accommodation for the main home, whether as a second lounge, games room or family room.

**FIRST FLOOR LANDING**
The current owners have made excellent use of the space with a small study area and using all the little nooks for storage. Oak veneer doors lead to bedrooms three and four and the first-floor shower room. A Velux window adds light to this space.

**BEDROOM THREE 11' 8" x 8' 5" (3.55m x 2.56m) maximum measurements**
To the front elevation, this double bedroom boasts incredible views of the countryside. Carpeted flooring and radiator.

**BEDROOM FOUR/DRESSING ROOM 11' 7" x 6' 8" (3.53m x 2.03m)**
Currently utilised as a walk-in wardrobe and dressing room, with a Velux window, radiator and carpeted flooring. A flexible room which could easily accommodate a single or double bed if required.

**FIRST FLOOR SHOWER ROOM**
Skylight window. Shower cubicle with electric shower and splashboarding, close coupled WC and vanity wash hand basin with storage below and splashboarding surround. Heated towel rail. Spotlighting.

**OUTSIDE FRONT**
A private gated driveway provides parking for up to four cars. The front garden is lawned with established planted borders and a raised decked seating space leading directly from the living/dining room. The garden and deck enjoy impressive open views across the surrounding countryside and looking as far up to the monument, castle and mine workings. A walkway leads through to the studio and rear garden.

**REAR GARDEN**
The rear garden is lawned with established planted borders, wild flowers, mature shrubs and trees. To the rear you have a seating area. Enclosed by fencing and walls creating a lovely private space. Accessible from the front drive via a walkway and also from the secondary lounge/snug though patio doors. A path runs along the home to the studio. External light and built in clothes line.

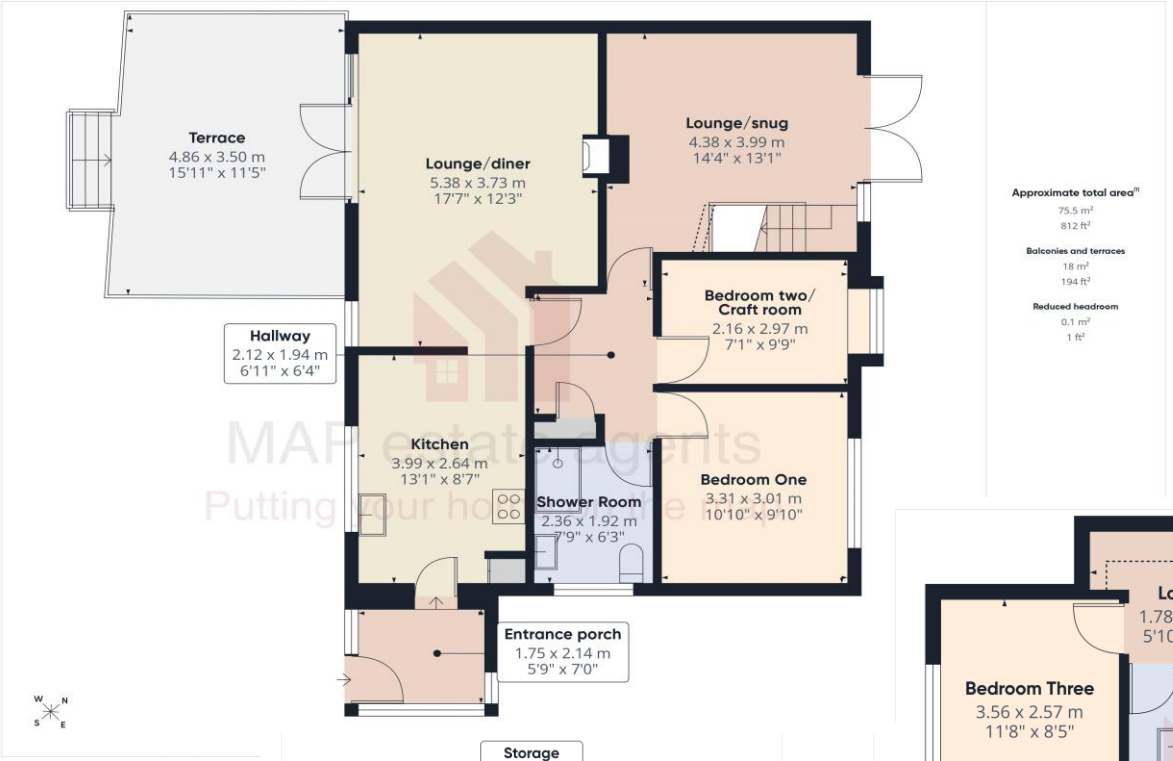
**STUDIO 11' 10" x 9' 4" (3.60m x 2.84m)**
Once a garage, the vendors have created a useful space which could be utilised as a work from home office/craft room or accommodate running a business from home. Composite entrance door and uPVC double-glazed window. Carpeted flooring, electric radiator, light and power. An open doorway leads into a further insulated storage area to the rear.

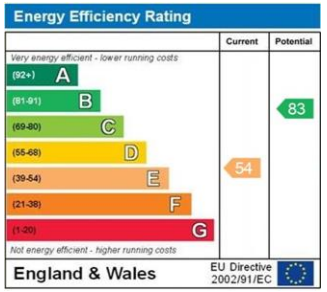
**STORE 9' 9" x 3' 11" (2.97m x 1.19m)**
A wooden door from the garden opens into a useful garden store with power.

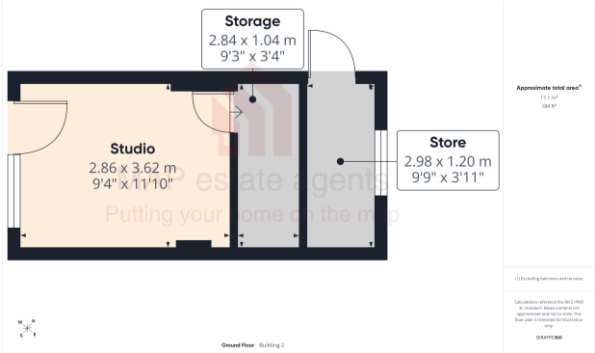
**SERVICES**
Mains gas, mains electricity, mains water and mains drainage. Gas central heating.

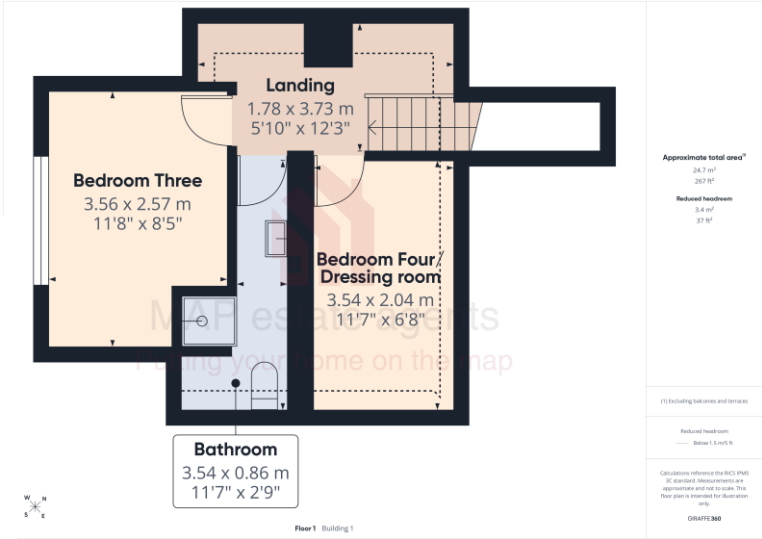
**AGENTS NOTE**
Council Tax Band 'C'. The vendors of this property have had an offer accepted on a property that is empty and therefore the end of the chain.

**DIRECTIONS**




## MAP's Top reasons to view this home

- Four bedroom detached home
- Beautiful countryside views
- Gated parking for four cars
- Spacious living/dining room
- Ground and first floor bedrooms
- Two shower rooms
- Separate secondary lounge
- Ideal for multi-generational living
- Separate studio
- Private front and rear gardens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