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BILL BANNISTER
Sales & Lettings



24 Lansdowne Park Homes

Wheal Rose, Scorrier, Redruth, TR16 5DB

£114,950

3 1 1

Offered to the over 50s and situated in a lovely rural setting, this detached park home benefits from three bedrooms, a lounge with a solid fuel burner, a kitchen with open access to a dining area and a shower room. The property is double glazed and this is complemented by solid fuel heating. Externally the property sits in larger than average beautifully maintained gardens with a block built store and parking for one vehicle.







Nestled in a sought after and peaceful residential site, this detached park home sits on a generous plot with beautifully maintained gardens that wrap around the property offering both privacy and plenty of outdoor space to enjoy. Internally it features three bedrooms, with the third currently set up as a home office, perfect for remote work or hobbies. The shower room is thoughtfully designed featuring a modern walk-in shower for easy access. The spacious lounge is a cosy retreat, complete with a solid fuel burner that serves as both a focal point and a practical back boiler. From the lounge, patio doors open directly into the garden creating a seamless connection between indoor and outdoor living. The open kitchen/diner offers ample storage and plenty of space for both cooking and dining. Exclusively available for the over-50s, this property provides a wonderful opportunity to join a friendly and welcoming community, all within a serene setting that offers peace and quiet while still being close to essential amenities.

Obscure glazed door leading to:

HALLWAY
With the benefit of two built-in storage cupboards, one being shelved and the other has hanging rails. Radiator. Doors leading to:

LOUNGE
14'4" x 9'11" (4.38m x 3.03m)
Focal point solid fuel burner with a back boiler which provides heating and hot water. Patio door leading to the garden at the side of the property plus a double glazed window to the front elevation. Ceiling beams. Radiator. Door leading to:

KITCHEN
10'9" x 8'10" (3.29m x 2.71m)
The kitchen area provides a range of storage cupboards and drawers with space for white goods. Stainless steel sink and drainer with a double glazed window above. Part tiled walls. Ceiling beams and open access to:

DINING AREA
7'6" x 8'11" (2.30m x 2.73m)
A double glazed window and obscure glazed door.

BEDROOM 1
10'9" x 9'6" (3.29m x 2.92m)
Two built-in wardrobes and overhead storage with a built-in dressing table. Radiator. Double glazed window. Ceiling beams.

BEDROOM 2
8'0" x 9'8" (2.44m x 2.97m)
Double glazed window and a radiator.

BEDROOM 3/OFFICE
6'11" x 6'8" (2.12m x 2.04m)
Currently used as an office with built-in shelves and a computer desk. Radiator. Double glazed window.

SHOWER ROOM
5'0" x 9'0" (1.54m x 2.75m)
Walk-in shower with an electric Triton shower over. Low level WC. Pedestal wash hand basin. Tiled walls. Radiator and an obscure double glazed window.

OUTSIDE
The gardens wrap around the property being mainly laid to lawn and hedging giving privacy. There is also the benefit of a block built store, a shed and a greenhouse.

DIRECTIONS
From our office in Redruth take the main road through Mount Ambrose and at the roundabout by the Factory Shop take the second exit towards Scorrier. At the next mini roundabout take the first exit under the railway bridge and then take the next left towards Wheal Rose. Proceed along here for approximately a quarter of a mile and Lansdowne Park will be found on the left hand side.

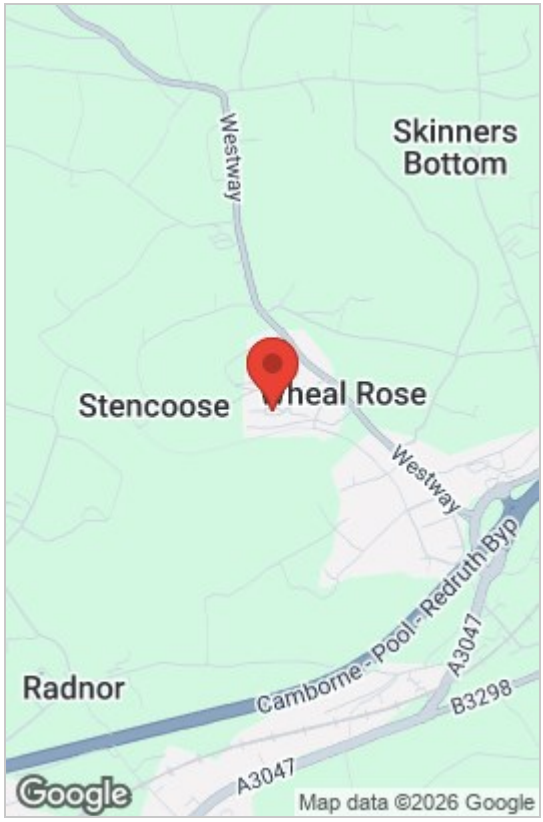
AGENTS NOTE
TENURE: Leasehold. The property is subject to a ground rent charge at £202 per calendar month and this includes drainage and water charges.
COUNCIL TAX BAND: A.

SERVICES
Mains drainage, mains water, mains electricity. Solid Fuel Heating.

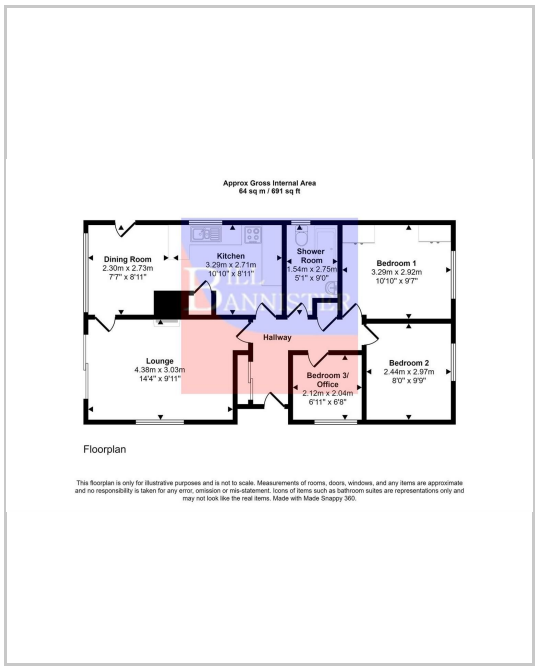
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Mobile signal Indoors - EE Limited, Three None, O2 Limited, Vodafone Limited (sourced from Ofcom).

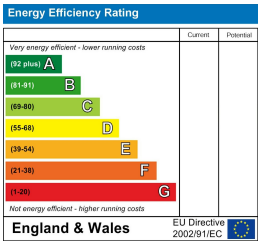
Area Map

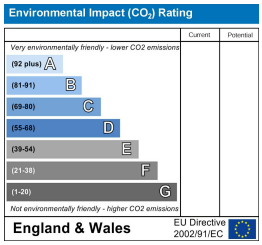


Floor Plans



Energy Efficiency Graph





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