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**Penhalvean,
Stithians, Redruth**

**£425,000
Freehold**





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Property Introduction

A charming detached four bedroom home quietly positioned in a rural hamlet near Stithians surrounded by beautiful countryside.

The property offers generous accommodation and has undergone some renovation by the current owners. Combining character and practicality with well proportioned rooms, the accommodation consists of two reception rooms, one with an inglenook fireplace housing a wood burner and the other with an open fire and exposed beams, creating a cosy and welcoming atmosphere.

There is a kitchen with scope to create a separate utility and a ground floor shower room. To the first floor there are four bedrooms with lovely countryside views and a generous bathroom ready for someone to put their own stamp on it.

To the rear is a garden with patio backing on to fields and a garage/workshop and wood shed which many would be envious of and the property also has two driveways!

Location

Penhalvean is a small hamlet towards Redruth on the outskirts of Stithians. Stithians Lake reservoir, just a short drive away, offers a variety of water sports in addition to a cafe, lakeside countryside walks and a Public House on the edge of the lake.

Stithians village is a conveniently located for commuting to Truro, Falmouth, Helston and Redruth and has a warm community feel.

The village is a sub served with amenities that include two shops - one with Post Office, a popular Primary school, doctor's surgery, Public House, Church, playing field, playground and cricket club with bar. The Stithians village hall offers different classes and fayres and Stithians Lake reservoir, just a short drive away, offers a variety of water sports in addition to a cafe, lakeside countryside walks and a Public House on the edge of the lake.

A local bus service travels to the neighbouring towns and ferries children to and from the local Secondary school.

The Stithians Showground holds an annual show in which thousands of visitors attend each year.

ACCOMMODATION COMPRISES

Double glazed door to :-

ENTRANCE PORCH

Space for shoe and coat storage. Further double glazed integral door to :-

DINING ROOM 15' 7" x 12' 9" (4.75m x 3.88m) maximum measurements into recess

Double glazed window. Partial exposed granite walls, inglenook fireplace housing a wood burner. Exposed lintel over doorways. Slate tiled floor, radiator. Door to :-

LOUNGE 12' 8" x 10' 10" (3.86m x 3.30m)

Double glazed window. Feature fireplace housing real fire, beamed ceiling. Radiator.

KITCHEN 13' 0" x 8' 6" (3.96m x 2.59m)

Double glazed window. Range of floor and wall mounted units with worktop over incorporating a sink and drainer. Tiled surround. Space for cooker, automatic washing machine and dishwasher. Slate flooring, radiator. Glazed door to :-

REAR LOBBY 11' 1" x 5' 11" (3.38m x 1.80m)

Stairs to first floor with understairs storage. Storage cupboard. Double glazed window. Space for fridge/freezer. Door to :-

REAR PORCH

Double glazed window and door leading to outside. Tiled flooring, shelving, access to the garden.

GROUND FLOOR SHOWER ROOM

Obscure double glazed window. Half tiled wall, low level wc, radiator, wall hung sink, tiled shower housing electric shower.

FIRST FLOOR LANDING

Airing cupboard, radiator and loft hatch (which is currently not in use).

BEDROOM ONE 12' 7" x 10' 11" (3.83m x 3.32m) maximum measurements

Double glazed window with views to the front. Radiator, wood flooring and loft hatch.

BEDROOM TWO 10' 8" x 9' 5" (3.25m x 2.87m) plus door recess

Double glazed window with views to the front. Fitted wardrobes and radiator.

BEDROOM THREE 10' 5" x 8' 8" (3.17m x 2.64m) maximum measurements

Double glazed window to the rear. Radiator.

BEDROOM FOUR 9' 1" x 7' 6" (2.77m x 2.28m)

Double glazed window to the front. Radiator.

BATHROOM

Double glazed window with views to the rear. Sink and vanity, radiator, airing cupboard housing immersion tank, bath, tiled surround, low level wc.

OUTSIDE FRONT

Area laid to lawn and hedging. Two driveways and pedestrian pathway to one side.

OUTSIDE REAR

Private and enclosed garden with a lawn and patio. Concrete storage shed.

GARAGE 19' 6" x 9' 6" (5.94m x 2.89m)

Timber doors, power and light connected, double glazed window. Opening to :-

WORKSHOP 19' 4" x 6' 11" (5.89m x 2.11m)

Dual aspect double glazed windows, power and light connected, side door leading to a covered over wood store.

AGENTS NOTE

Please be advised that the Council Tax band is band 'C'. Our vendor advises that the double glazed windows were fitted 5 years ago and the roof was also replaced in 2021 with a 15 year guarantee.

SERVICES

Mains water, mains electricity, oil heating, private drainage via a septic tank.

DIRECTIONS

Heading towards Stithians past the Golden Lion pub near the lake, continue towards Penhalvean. Go past the turning to Tresevern hill on your right hand side, Erisey is on left just past it. If using What3Words;- camcorder.unwraps.indoor

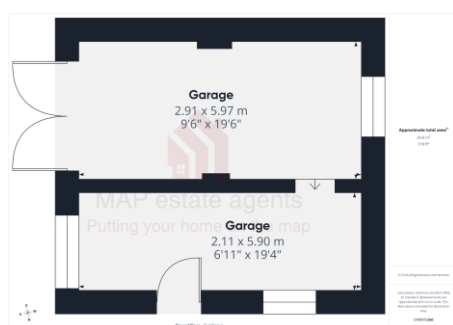
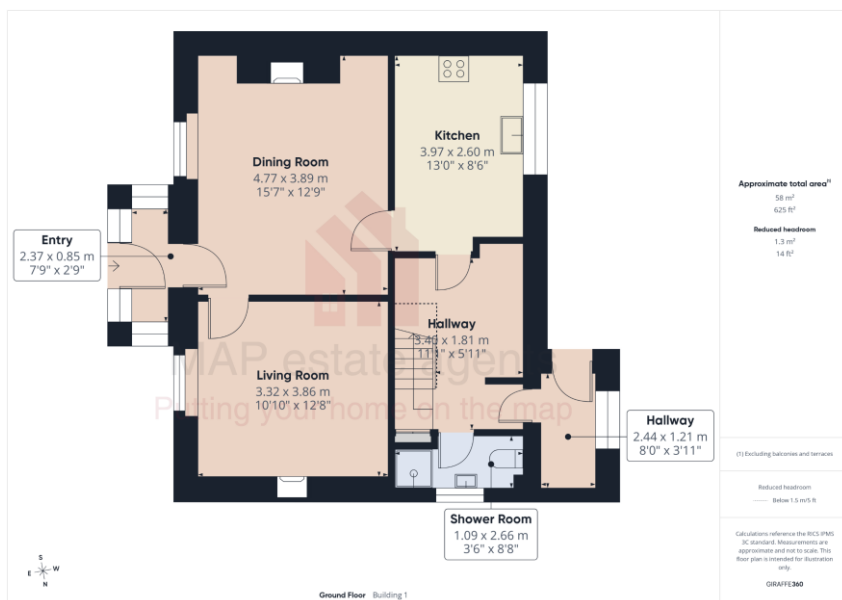


Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	85
(69-80) C	
(55-68) D	72
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached four bed house located in hamlet near Stithians
- Elevated countryside views from front and rear
- Partially renovated by current owners
- Two receptions, one with inglenook fireplace and wood burner
- Kitchen and scope to create separate utility
- Four bedrooms with lovely views
- Generous bathroom upstairs and shower room downstairs
- Rear garden and patio, backing onto fields
- Garage, workshop and wood store
- Two driveways!



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