ILLOGAN





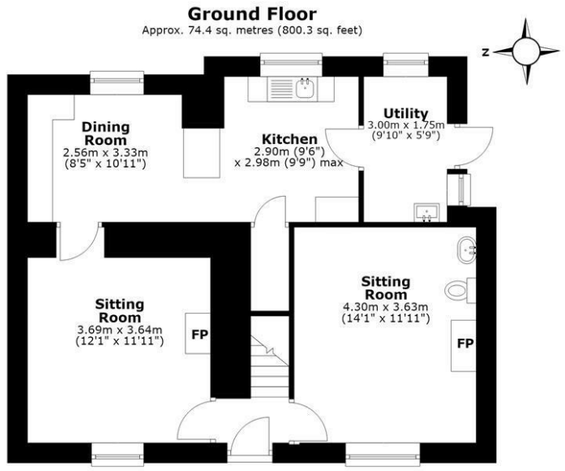


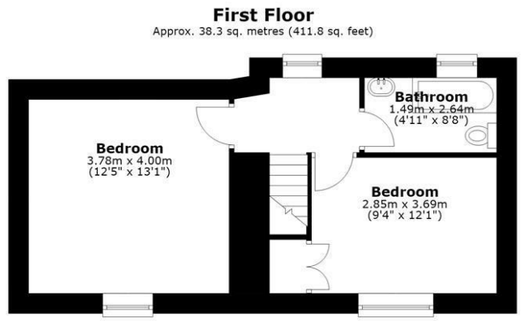
SYLVERLYNE, PAYNTERS LANE END, ILLOGAN, TR16 4RU

PERIOD COTTAGE FOR IMPROVEMENT WITH LARGE GARDEN

In the same ownership for over fifty years and offering huge potential to extend and create a lovely home.
Close to the centre of the village with large garden, outbuildings and lots of parking.
Two bedrooms, kitchen/dining room, bathroom, two reception rooms. Second sitting room with ground floor w.c.
Garage/workshop, further outbuilding and former privacy. Parking for four plus cars and space for caravan trailers etc.
Gas Central Heating. No Chain.
Freehold. Council Tax Band C. EPC D.

Guide Price £197,500





Total area: approx. 112.6 sq. metres (1212.2 sq. feet)

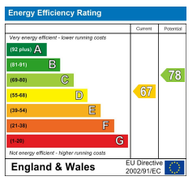
Floor plan for illustrative purposes only. All measurements and layouts are approximate. Buyer to verify all information independently.
Plan produced using PlanUp.

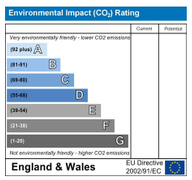
Sylver Lyne, Illogan

Key Features

- In Need Of Refurbishment
- Two Bedrooms
- Kitchen/Dining Room
- Large Garden
- Garage/Workshop
- End Terrace Cottage
- Two Reception Rooms
- Utility, Bathroom
- Potential To Extend
- No Chain

Energy Performance Rating





Contact Us

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

GENERAL COMMENTS

Sylverlyne is a period end of terrace cottage that has been in the same ownership for over fifty years. Located along Paynters Lane End and within a short walk of the village centre, the cottage occupies a very large plot with good sized front and rear gardens and lots of parking. Whilst it has been well cared for over the years and extended substantially at the side with modern additions including gas central heating and double glazing, the cottage is now in need of modernisation. It offers huge potential and there is scope to create additional bedrooms at the rear by building a two storey extension as have neighbouring properties. There is space within the garden if the garage and outbuildings were demolished for a building plot or annexe subject to consent. The accommodation includes two double bedrooms and bathroom on the first floor with kitchen/dining room, two reception rooms and utility room downstairs. The second sitting room has a w.c and basin added when the current owner became too frail to manage the stairs.
Outside are large front and rear gardens that enjoy the sun all day and very safe for children and pets. There is a detached garage/workshop, further block outbuilding and former privy.
The property is sold with no chain.

LOCATION

Illogan is a large village located on the western side of Redruth with a wide range of everyday facilities such as primary school, village store and is close to Tehidy Country Park for excellent walks. Tehidy eighteen hole golf course is close by. The north Cornish coast at Portreath is also within easy reach.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

Half glazed entrance door. Stairs to first floor.

SITTING ROOM

12'1" x 11'11" (3.69m x 3.64m)
Window overlooking the front garden. Exposed beams. Tiled open fireplace (not currently used), under stairs storage cupboard. Radiator, telephone and television points. Door to:

DINING ROOM

10'11" x 8'4" (3.33m x 2.56m)
Window overlooking the rear garden, Base level kitchen units. Radiator.

KITCHEN

9'9" x 9'6" (2.98m x 2.90m)
Single stainless steel sink with cupboards below. Spaces for oven, fridge and freezer. Basin and eye level kitchen units. Loft access. Door to understairs storage cupboard with shelves and light. Glazed door to:

UTILITY ROOM

9'10" x 5'8" (3.00m x 1.75m)
Belfast sink, space and plumbing for washing machine. Half glazed door to side driveway and garden. Window to rear. Worcester mains gas fired central heating boiler.

SITTING ROOM

14'1" x 11'10" (4.30m x 3.63m)
Window overlooking the front garden. Feature fireplace (currently blocked off). Radiator, telephone point. In recent years this room has been used as a bedroom when the elderly vendor could no longer use the stairs. In the corner of the room, behind a privacy curtain is a low level w.c and pedestal wash hand basin.













FIRST FLOOR

Landing. Window overlooking the rear garden. Steps down to:

BEDROOM ONE

13'1" x 12'4" (4.00m x 3.78m)
A spacious double bedroom with window looking over the front garden.

BEDROOM TWO

12'1" x 9'4" (3.69m x 2.85m)
A double bedroom with window overlooking the front garden. Loft access. Double built-in wardrobe.

BATHROOM

A white suite with low level w.c, panel bath with tiled surround, pedestal wash hand basin, frosted window to rear, mirror fronted bathroom cabinet, radiator.

OUTSIDE

At the front is a level enclosed lawned garden with a central pathway that leads to the front door. There is box hedging and hydrangeas. A long driveway leads off the road to the garage and provides lots of parking for at least four cars and ample space for a caravan, trailers etc. A side door opens from the driveway into the utility room. The larger rear garden is enclosed within hedge boundaries and is mainly lawn. Two coal bunkers.

GARAGE/WORKSHOP

A large detached block built garage with inspection pit. At the side is an additional block built building and at the bottom of the garden is a small building thought to be a former privy with slate roof.

SERVICES

Mains water, electric, gas and drainage are connected.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From the double roundabout in the centre of Illogan, turn into Trevelyan Road and the property is easily located after a short distance on the left where a Philip Martin sale board has been erected,

