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Sales & Lettings



Glebe Cottage Voguebeloth

Illogan, Redruth, TR16 4EX

£199,950

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Coming to market is this most homely and welcoming two bedroomed end of terrace former farmers cottage with a delightful front garden, ideally placed in the village of Illogan on the outskirts of Redruth, within a residential area yet having rural cottage vibes. This property would make an ideal first purchase or as an investment and as such, an early viewing is recommended. A very useful entrance conservatory/dining area, which was a replacement for the existing structure in 2023, has a lovely outlook over the aforementioned front garden and leads into a cosy lounge/living room with an open joist ceiling and stairs to the first floor. The lounge then gives access to the rear hallway which links to a rear porch to access the back pathway. Open arched access is given to the modern galley style kitchen which includes an integrated electric hob with an oven and grill below and a recently replaced extractor hood above. Returning to the hallway, a door opens into the shower room with a corner quadrant thermostatic shower and a modern wash hand basin set on a vanity unit. The hallway leads into the downstairs bedroom, a large double aspect room with two windows that again enjoy the very pleasant outlook over the front garden. Returning to the lounge, stairs to a first floor quarter landing access the second bedroom, another good sized room that again overlooks the front garden and comes with the added bonus of a built-in wardrobe. Gas fired central heating is complimented by double glazing.

The interior welcome is replicated, as already referenced, by a quite delightful south facing front garden, presented to a very visual high standard, the look of an area that has been tended over the years, shaped with intention, and allowed to flourish into its own character. Directly from the roadside, a pathway to the front of the property splits two different level raised shingle areas that are abundant with mature bushes, flowers, plants, shrubbery and trees. There are pathways designed as such that allow access throughout for the purposes of watering and pruning etc. We are sure that this garden will enjoy a new owner with a penchant for maintaining such a well presented and pleasant space, where a calm sense of privacy is evident and which can be enjoyed from the front patio. The decorative slabbed footpath continues on to the side and rear of the cottage where there is a garden shed and door leading back into the rear porch, the remainder of the inside thereafter.

In terms of location, there are two doctor's surgeries, one within a five minute walk and another around fifteen minutes walk and both can be reached by a short drive. Furthermore, there are two convenience stores within a ten minute walk or again, a short drive. In the same area, there is a public house and take-away food establishments. The property is also ideally situated to access Portreath which is less than ten minutes away by car. Here you will find the popular beach, ideal for surfing, bodyboarding and rock pooling. There are also two pubs along with cafes,

local retail businesses including a convenience store with Post Office services and a fish and chip shop with restaurant. Furthermore, access can be gained to the famous South West Coastal Path. Amenities wise, the centre of Redruth is accessible within a ten minute drive where you will find a variety of both independent and chain retailers, a cinema, public houses and a good mixture of cafes. Redruth also has a mainline railway station that gives access to London Paddington as well as other local destinations. Bus services are also on offer. The A30 link road is within two miles.

Upvc door with half clear double glazed panel opens to:

ENTRANCE CONSERVATORY

6'4" x 10'6" (1.94m x 3.22m)

A dual aspect room with upvc double glazed windows. Radiator and an Xpelair extractor fan. An internal door with a decorative wrought iron feature behind a single glazed full panel opens to:

LOUNGE

11'0" x 11'11" (3.37m x 3.64m)

A dual aspect room with a upvc double glazed window overlooking the side aspect. Stairs to the first floor and a radiator below a single glazed wood framed window behind a deep wooden sill looking back into the conservatory. Wall mounted coal effect electric fire, open joist ceiling and a mains smoke alarm. Full height built-in shelved storage cupboard. Door to:

REAR HALLWAY

Two radiators, mains smoke alarm and a door with a full obscure double glazed panel opens to:

REAR PORCH

Upvc door with two obscure double glazed panels opens to a rear pathway.

KITCHEN

11'10" x 5'6" (3.63m x 1.68m)

Open arch access and fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Worcester boiler, roll edge work surfaces with tiled splash backs and a wall mounted towel radiator. Single stainless steel sink with a double drainer below a upvc double glazed window overlooking the rear aspect with views over open countryside in a northerly direction. Space and plumbing for a washing machine. Integrated Logik electric hob with a decorative glass splash back, a Logik oven and grill below and extractor hood over. Space for a tall fridge/freezer and a mains heat alarm.

SHOWER ROOM

Partially tiled with a low level wc and a wash hand basin with a vanity unit

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below and a mirrored medicine cabinet above. Corner quadrant shower cubicle with a thermostatic shower and sliding glass door opening. Upvc obscure double glazed window to the rear aspect. Xpelair extractor fan and a wall mounted towel radiator.

BEDROOM 1

13'0" x 10'10" (3.97m x 3.32m)

Radiator below two upvc double glazed windows with tiled sills overlooking the front garden and aspect. Loft access hatch and a upvc double glazed window with a tiled sill to the side aspect.

FIRST FLOOR

LANDING

Upvc double glazed window behind a deep wooden sill overlooking the rear aspect with views over open countryside towards the north coast. Mains smoke alarm and step up to:

BEDROOM 2

10'11" x 10'7" (3.35m x 3.23m)

Upvc double glazed window overlooking the front garden and aspect behind a deep sill. Built-in wardrobe with slatted wooden doors. Loft access hatch.

OUTSIDE

To the front a decorative wrought gate opens to a slabbed pathway which splits two raised shingle areas and leads to a the front conservatory. There is a traditional front walled border with a fenced side border. The lower of the two raised shingle areas has an abundance of mature bushes, flowers, plants, trees and shrubbery. A pergola archway leads through to a front patio area with an external power socket. A pathway with steps up lead to a split level shingle area with a circular slabbed access pathway and shingle pathways lead to points to water each part of this front garden. A decorative slabbed pathway leads to the rear of the property and there is a raised block border with mature hedging plus a block walled rear border with a shed, an external tap and an external light. A door opens into the rear porch.



DIRECTIONS

From our office in Redruth proceed along Chapel Street, through Foundry Row and over the roundabout by Tesco towards Portreath. Take the first turning left and follow this road up to the crossroads at Sparnon Gate. Turn left towards Illogan, down the hill and up the other side into Voguebeloth and the property will be found the right hand side,

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 4 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



Road Map



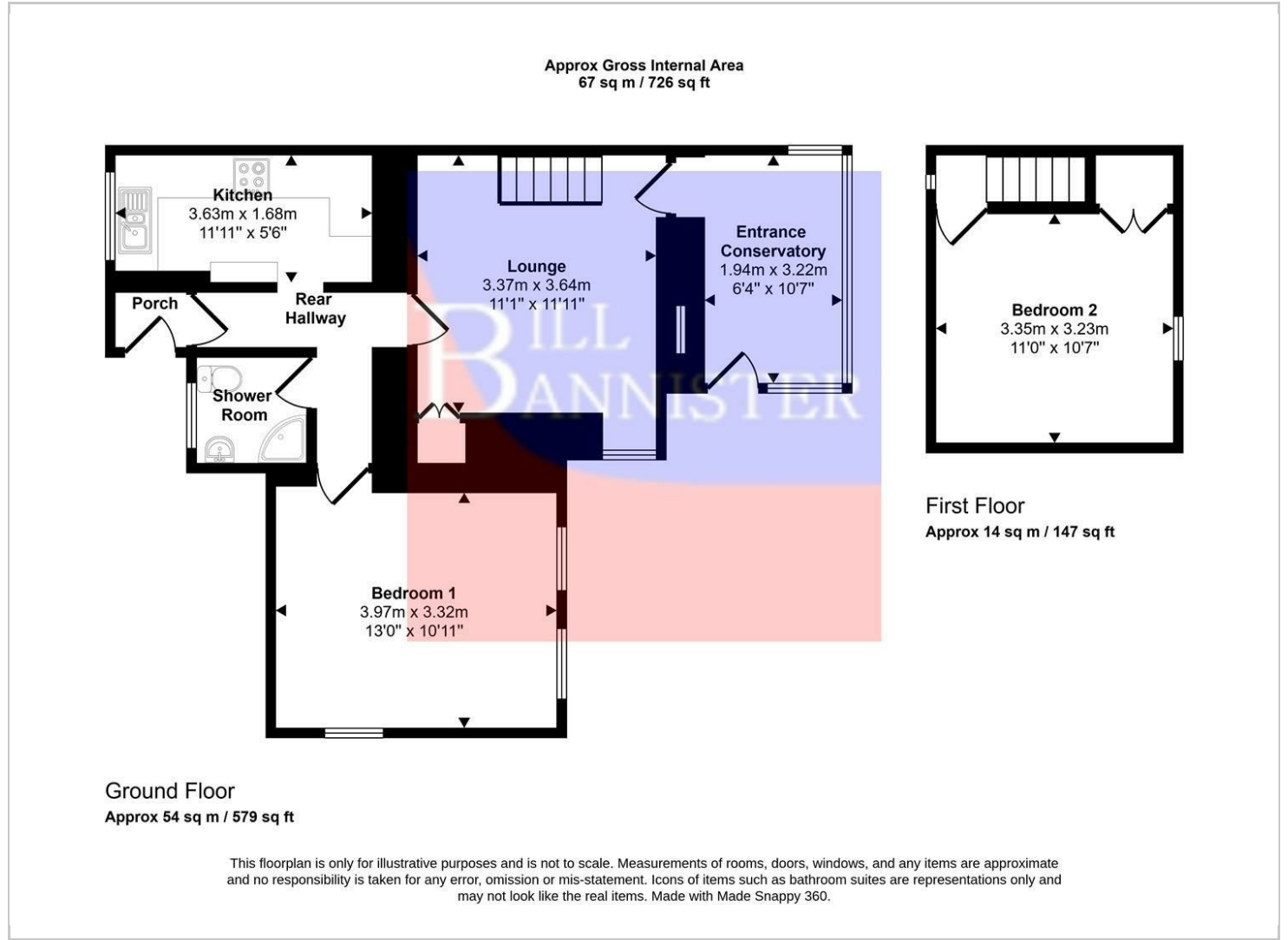
Hybrid Map



Terrain Map



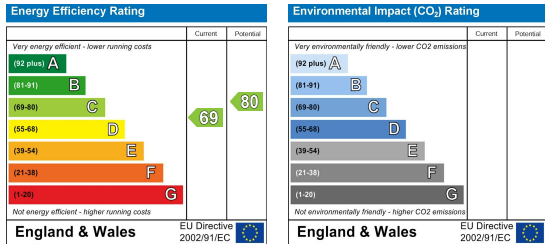
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.