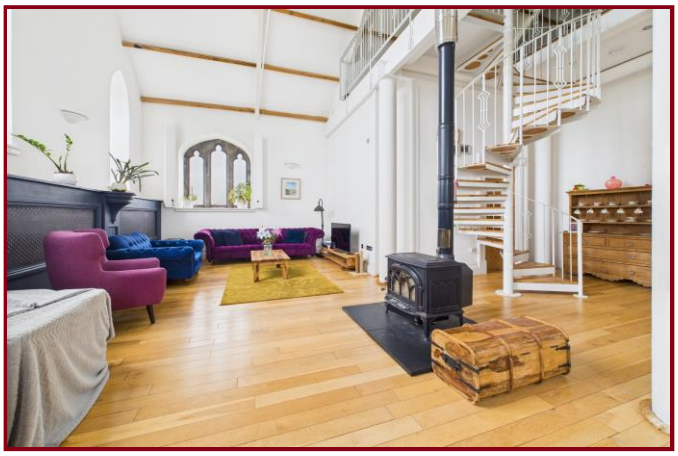


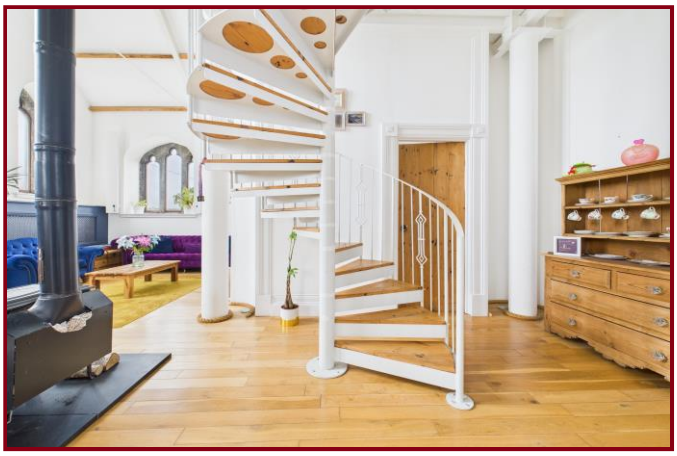
MAP estate agents

Putting your home on the map

Forest,
Pencoys, Redruth

£495,000
Freehold







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Pencoys, Redruth

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Property Introduction

This imaginative and spacious conversion of a former Methodist Chapel is situated on the Helston side of Pencoys and enjoys a rural outlook to both front and rear.

Offering versatile accommodation, the entrance doors lead to a porch and from here an oak arched door gives access to an amazing open plan living/dining room which enjoys a triple aspect with arched Mullion windows, a spiral stairs leads to the first floor principal bedroom and a central freestanding wood burning stove is a major feature in this room. There is the potential for four bedrooms with one of the bedrooms having an en-suite shower room, the kitchen features a bespoke range of units which incorporates original wood from the chapel and features organ stops as handles. Both bathrooms have a contemporary design and there is a utility room. Heating is provided by an oil fired boiler supplying radiators and the majority of the property is double glazed.

To the outside there is ample parking to the front and side whilst to the rear is a gravelled courtyard. A property that really requires a closer inspection to fully appreciate the accommodation on offer, why not arrange a viewing today!

Location

Conveniently located for major towns within the area, Redruth which benefits from schooling for senior children also has a mainline railway station with direct access to London and the north of the country. Within seven miles is the ancient stannary town of Helston famed for its annual 'Furry' dance, Truro the shopping and commercial centre for Cornwall is within ten miles and Falmouth on the south coast, which is Cornwall's university town, is some thirteen miles distant.

Schooling for younger children will be found within the village of Four Lanes which is three quarters of a mile away and there is also a choice of public houses together with a Post Office. Portreath on the north coast is a seven mile drive.

ACCOMMODATION COMPRISES

Double timber doors open to:-

ENTRANCE PORCH

Radiator and slate flooring. Solid arched oak door opening to:-

LOUNGE/DINING ROOM 37' 1" x 31' 3" (11.29m x 9.52m) maximum measurements into hallway

Enjoying a triple aspect with arched Mullion windows and with feature pillars supporting mezzanine level bedrooms. There is extensive panelling to one wall, a solid oak floor and in the centre of the room one will find a freestanding wood burning stove. This room, which is of generous proportions, features a vaulted ceiling and there is a turning spiral staircase leading to a mezzanine principal bedroom. Solid wood doors open off to:-

BEDROOM THREE 16' 6" x 10' 10" (5.03m x 3.30m) maximum measurements

Arched granite Mullion window to the side. Radiator and oak flooring. Connecting door to:-



BEDROOM TWO/STUDY 10' 11" x 10' 9" (3.32m x 3.27m)

Granite Mullion window to the side. Radiator and oak flooring. Door to:-

EN-SUITE SHOWER ROOM

Contemporary suite consisting of close coupled WC, circular wash hand basin set on vanity unit and quadrant shower enclosure with plumbed shower. Oak flooring, towel radiator and door through to vestibule with turning staircase to first floor.

FAMILY BATHROOM

Contemporary in design with a close coupled WC, circular wash hand basin set on wood vanity unit, recessed shower enclosure and corner spa bath with mixer tap. Extensive ceramic tiled splash backs and timber flooring. Towel radiator. Door out to:-



INNER HALLWAY

Doors open off to:-

KITCHEN 14' 10" x 10' 6" (4.52m x 3.20m) maximum measurements

Granite Mullion arched window to the side. The kitchen benefits from a comprehensive range of eye level and base handmade kitchen units using largely reclaimed timber from the original chapel and features natural material working surfaces with many of the doors using organ stops as handles. Built-in two electric ovens with ceramic hob and cooker hood over, extensive ceramic tiling to walls and oak flooring. Door to:-



UTILITY 13' 4" x 7' 5" (4.06m x 2.26m) maximum measurements, irregular shape

Window to side, wood working surface with space and plumbing beneath for an automatic washing machine and door opening up to boiler cupboard housing an oil fired boiler. Solid door to rear.

PRINCIPAL BEDROOM 22' 8" x 22' 2" (6.90m x 6.75m) maximum measurements reduced head height to two edges

Accessed via the turning spiral staircase from the lounge/dining room and of a generous size with an amazing vaulted beamed ceiling and featuring extensive oak flooring with balustrade overlooking the lounge/dining area.

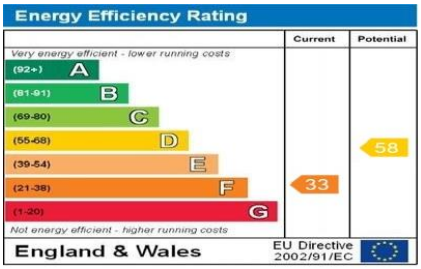
BEDROOM FOUR/OFFICE 11' 10" x 9' 3" (3.60m x 2.82m) maximum measurements

Accessed via its own staircase from the rear of the property with a vaulted ceiling incorporating exposed beams and enjoying a rural outlook to the rear. Oak flooring and recessed shelving giving access to roof space.



OUTSIDE

Set back from the road by single electric gates, gravelled driveway parking area will be found to the front and side of the property giving adequate parking for several vehicles. There is an electric vehicle charging point and a gate leads to the rear. To the rear there is a block built shed attached to the back of the building and a courtyard area with clothes hanging space bordering farmland.

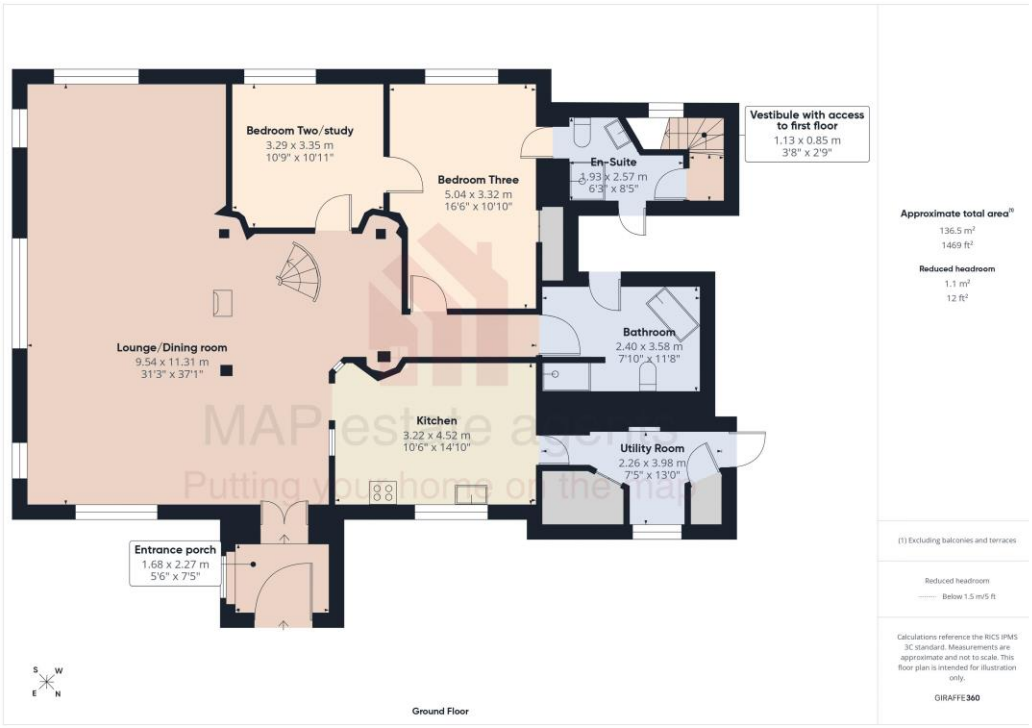


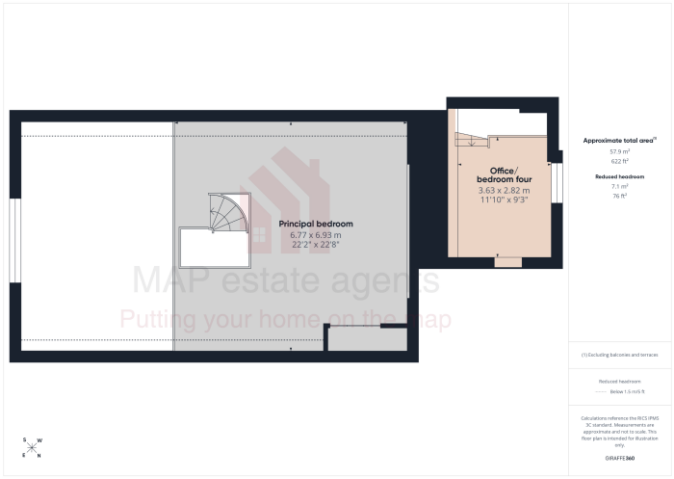
SERVICES

The property benefits from mains water, mains electric and there is private drainage via an enclosed onion.

AGENT'S NOTES

The Council Tax band for the property is band 'B'.





MAP's top reasons to view this home

- Character detached Chapel conversion
- Versatile accommodation
- Four bedrooms (one with en-suite)
- Amazing open plan living space
- Fitted kitchen with reclaimed wood units
- Utility room
- Potential for home working
- Principal bedroom with vaulted ceiling
- Oil central heating
- Generous parking

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