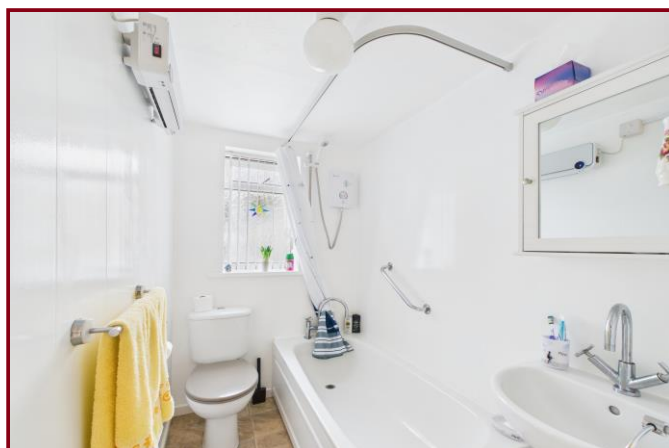




**MAP estate agents**  
Putting your home on the map

**Paynters Lane End,  
Illogan, Redruth**

**£225,000  
Freehold**





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## **Property Introduction**

A charming mid-terrace character cottage situated within the desirable village of Illogan and close to the rugged north coast with its gateway to numerous surfing beaches. Upon entering the property via an entrance porch, you proceed into a feature lounge with its beamed ceiling and open fireplace with the additional accommodation to the ground floor comprising of a fitted kitchen enjoying a pleasant outlook over the rear garden and a bathroom. The first floor has three bedrooms and the accommodation throughout benefits from an electric heating system as well as uPVC double glazed windows and doors.

The outside space to the front has the benefit of two off-road parking spaces whilst the rear enclosed garden has been well tended and boasts an array of mature shrubs, low maintenance pebbled space and a useful storage shed. Overall, the cottage would be considered an ideal purchase for those buyers seeking a character property with excellent presentation in a village community.

## **Location**

Illogan is located between the historic mining towns of both Redruth and Camborne with their variety of retail outlets, mainline railway stations, schools and college. Close by are the popular Tehidy Woods with a golf course adjacent whilst the village itself offers a good range of local amenities and access to the main A30 trunk road.

The cathedral city of Truro is approximately ten miles distant, being the main centre in Cornwall for shopping and is also home to The Hall for Cornwall.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

### **ENTRANCE PORCH**

uPVC double glazed window to the front. Tiled flooring and glazed door to:-

### **LOUNGE 12' 2" x 11' 11" (3.71m x 3.63m) plus recesses**

uPVC double glazed window to the front with large window sill. Staircase to first floor. Night storage heater. Beamed ceiling. Open fireplace with wooden mantel over (currently housing an electric fire), shelved recess to side, boxed electric meters and doorway giving access to:-

### **KITCHEN 9' 8" x 8' 3" (2.94m x 2.51m)**

uPVC double glazed door and window to rear. Single stainless steel sink unit, a variety of base and wall mounted storage cupboards, a range of work surfaces, three drawer storage unit. Plumbing for automatic washing machine and recess for cooker and fridge/freezer. Doorway giving access to:-

### **LOBBY**

Space for tumble dryer and shelf over. Access to:-

### **BATHROOM**

uPVC double glazed window to the rear. Close coupled WC, panelled bath with shower over and pedestal wash hand basin. Wall heater and wall cabinet.

### **FIRST FLOOR LANDING**

Access off to:-

### **BEDROOM ONE 12' 1" x 10' 3" (3.68m x 3.12m) maximum measurements**

uPVC double glazed window to the front. Night storage heater. Canopy style ceiling, access to loft and built-in wardrobe.

### **INNER LANDING**

Airing cupboard with immersion heater. Night storage heater.

### **BEDROOM TWO 9' 7" x 5' 11" (2.92m x 1.80m)**

uPVC double glazed window to the rear.

### **BEDROOM THREE 7' 2" x 6' 8" (2.18m x 2.03m)**

uPVC double glazed window to the rear.

### **OUTSIDE FRONT**

As previously mentioned there are off-road parking facilities for approximately two vehicles.

### **REAR GARDEN**

The rear garden is enclosed with a concrete pathway and useful water tap leading to a paved path giving access to a useful outbuilding. The main garden has a low maintenance pebbled finish with border adjacent along with a variety of mature shrubs and access to a paved patio.

### **OUTBUILDING 10' 6" x 5' 0" (3.20m x 1.52m)**

A useful block and stone shed with a window to the side.

### **SERVICES**

Mains drainage, mains water and mains electricity.

### **AGENT'S NOTE**

Please be advised the Council Tax band for the property is band 'A'.

### **DIRECTIONS**

Proceeding into Illogan via Paynters Lane, at the junction turn left into Trevellan Road where Nettles Row is situated a short distance along on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- flow.enough.chapels

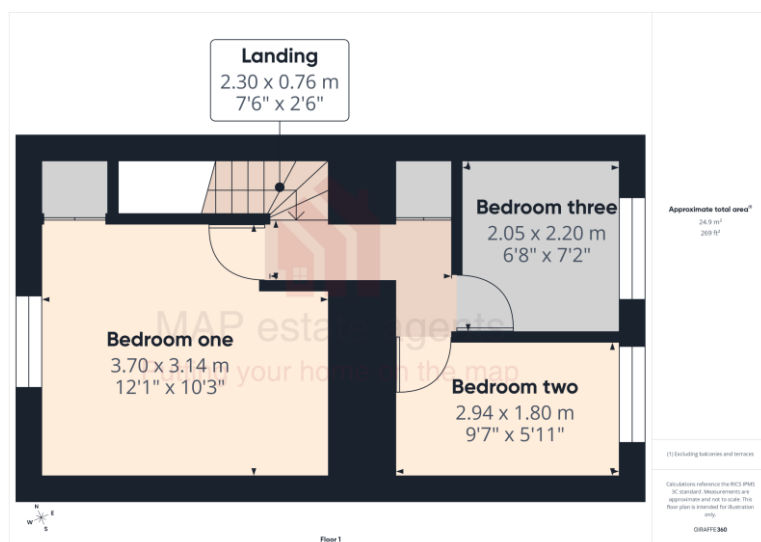
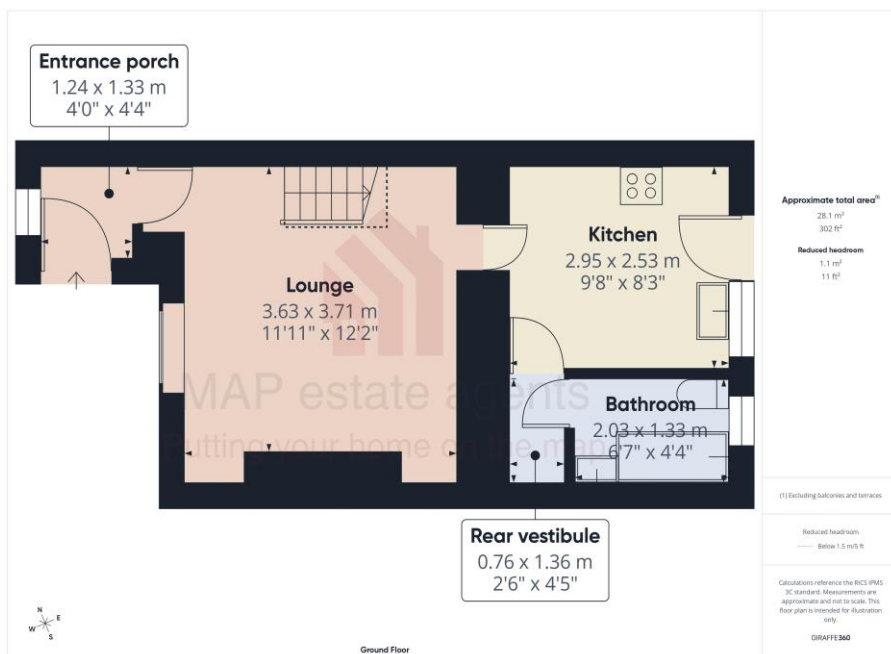


Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Charming mid-terrace cottage
- Entrance porch
- Lounge with beamed ceiling
- Fitted kitchen
- Three bedrooms
- uPVC double glazing
- Electric heating system
- Pretty enclosed rear garden
- Off-road parking for two vehicles
- Close to local village amenities



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