

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



Rectory Garden Trevingey Road

Redruth, TR15 3DH

Guide Price £475,000



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We bring to market this partially completed five bedroomed property, a project started indicated to date back to 2008. From the outside, the structure is mostly complete, the exterior walls finished quite elegantly but rugged with Cornish slate to create a traditional appearance. However, this project now requires a new owner to complete and realise this home with the same passion with which it was clearly both started and intended. The front door opens out into a generous hallway that will accommodate a staircase in place of the current temporary arrangement. Here, natural light from a well positioned decorative window and a skylight above the landing enhances the initial welcome. The double aspect reception room at the front has a bay window and a recess in preparation for the addition of a log burner. A double aspect rear reception room opens out in what may have been planned as a dining room or possibly a sun room given the south west facing aspect. The kitchen is interconnecting back into the hallway. Adjacent to the kitchen is a utility area which gives access to the rear garden. From the utility room, there is access to an integrated double garage which is fitted with an electric roller door. Furthermore, to the ground floor there is a room that may have been designated as an office/study and also the convenience of at least a downstairs toilet or possibly even a shower room. The five bedrooms are clearly defined but incomplete. Three of the bedrooms include partly completed en-suite bathrooms, one of these bedrooms is at the front of the property with the other two en-suite bedrooms to the rear. These are just waiting for sinks, toilets and showers to be fitted, with some of the required materials already on site. There are a further two bedrooms, one to the rear and one to the front. Heating is via gas fired central heating with indications of underfloor heating having been fitted. The heating is complemented by double glazing throughout.

Externally, there could be multiple parking options which would be complemented by the large double garage which is fitted with an electric roller door. The spacious gardens are fully wraparound, with a pathway also running the full circumference of the house. There are mature borders all round with trees that enhance the rural feeling albeit close to the town. There is certainly a fantastic opportunity to landscape and create a magnificent garden that could be fabulous for children and pets, ideal for those with a flair for creative gardening.

In terms of location, Carn Brea is within walking distance and furthermore, it is less than a twenty minute walk or short drive into Redruth town centre which has shops, cafes, a cinema and public houses. A main line railway station gives links to London and bus services to Truro and Falmouth. Further afield, Portreath Beach on the north coast is within fifteen minutes drive as well as many other local beaches and attractions, including Tehidy Country Park and Tehidy Park Golf Club being nearby.

Front door under a canopy with two decorative obscure double glazed panels and two decorative obscure double glazed side panels opens to:

ENTRANCE HALLWAY

Temporary stairs to the first floor. Opening to:

RECEPTION 1

13'7" x 18'4" (4.16m x 5.59m)

A double aspect room with a upvc double glazed bay window. Recess for an open fireplace/log burner. Open to:

RECEPTION 2

13'8" x 14'9" (4.19m x 4.51m)

A double aspect room with two upvc double glazed windows overlooking the side garden and aspect. An opening to:

KITCHEN

15'6" x 10'5" (4.74m x 3.20m)

Two upvc double glazed windows overlooking the rear garden and aspect. Leading to:

UTILITY ROOM

7'2" x 10'4" (2.19m x 3.15m)

Half obscure double glazed panel door leading to the rear garden. Boiler and pipework for underfloor heating. Opening to:

INTEGRATED DOUBLE GARAGE

21'7" x 24'7" (6.58m x 7.51m)

With a step down and fitted with an electric roller door (not tested). Upvc obscure double glazed window to the side aspect.

STUDY/OFFICE

7'3" x 13'3" (2.23m x 4.04m)

A double aspect room with a upvc double glazed window overlooking the front garden and aspect plus a upvc double glazed window overlooking the side aspect.

WC

Upvc obscure double glazed window to the front aspect.

FIRST FLOOR

LANDING

Upvc obscure decorative glazed window part way up the stairs and a Velux skylight on the main landing. Open storage area housing a hot water cylinder.

BEDROOM 1

13'8" x 11'10" (4.18m x 3.61m)

Upvc double glazed window overlooking the front garden and aspect. Partially completed built-in wardrobe.

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EN-SUITE

8'11" x 3'10" (2.73m x 1.17m)

Partially complete room.

BEDROOM 2

13'10" x 11'3" (4.24m x 3.44m)

Double aspect room with a upvc double glazed window overlooking the side aspect and a upvc double glazed window overlooking the rear garden and aspect. Partially completed built-in wardrobe.

EN-SUITE

9'1" x 3'4" (2.78m x 1.02m)

Partially completed.

BATHROOM

10'6" x 7'7" (3.21m x 2.33m)

Velux skylight.

BEDROOM 3

8'5" x 8'6" (2.57m x 2.61m)

Upvc double glazed window overlooking the rear garden and aspect.

BEDROOM 4

21'4" x 18'1" (6.51m x 5.52m)

Partially completed built-in wardrobe and an angled window to the rear aspect. Access to eaves storage and a loft access hatch.

EN-SUITE

6'8" x 8'9" (2.04m x 2.69m)

Partially completed.

BEDROOM 5

12'9" x 11'6" (3.89m x 3.51m)

Two upvc double glazed windows overlooking the front garden and aspect.

OUTSIDE

There is a Cornish slate walled entrance with pillars and opens to the garden which has mature borders being a fully wraparound garden. There are mature trees, hedging, shrubs and bushes. The grounds are unfinished but could provide parking for multiple vehicles. There is external lighting all round the property with an integrated double garage at the front. Garden shed and a granite built outbuilding with an external tap. Further external tap to the rear of the property.

AGENTS NOTE

TENURE: Freehold.

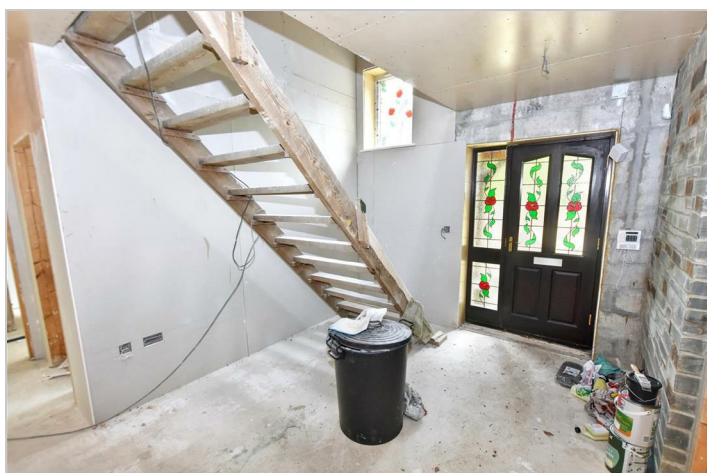
COUNCIL TAX BAND: TBC.

SERVICES

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

Broadband highest available download speeds - Standard 16 Mbps, Superfast 80 Mbps (sourced from Ofcom).

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



Road Map



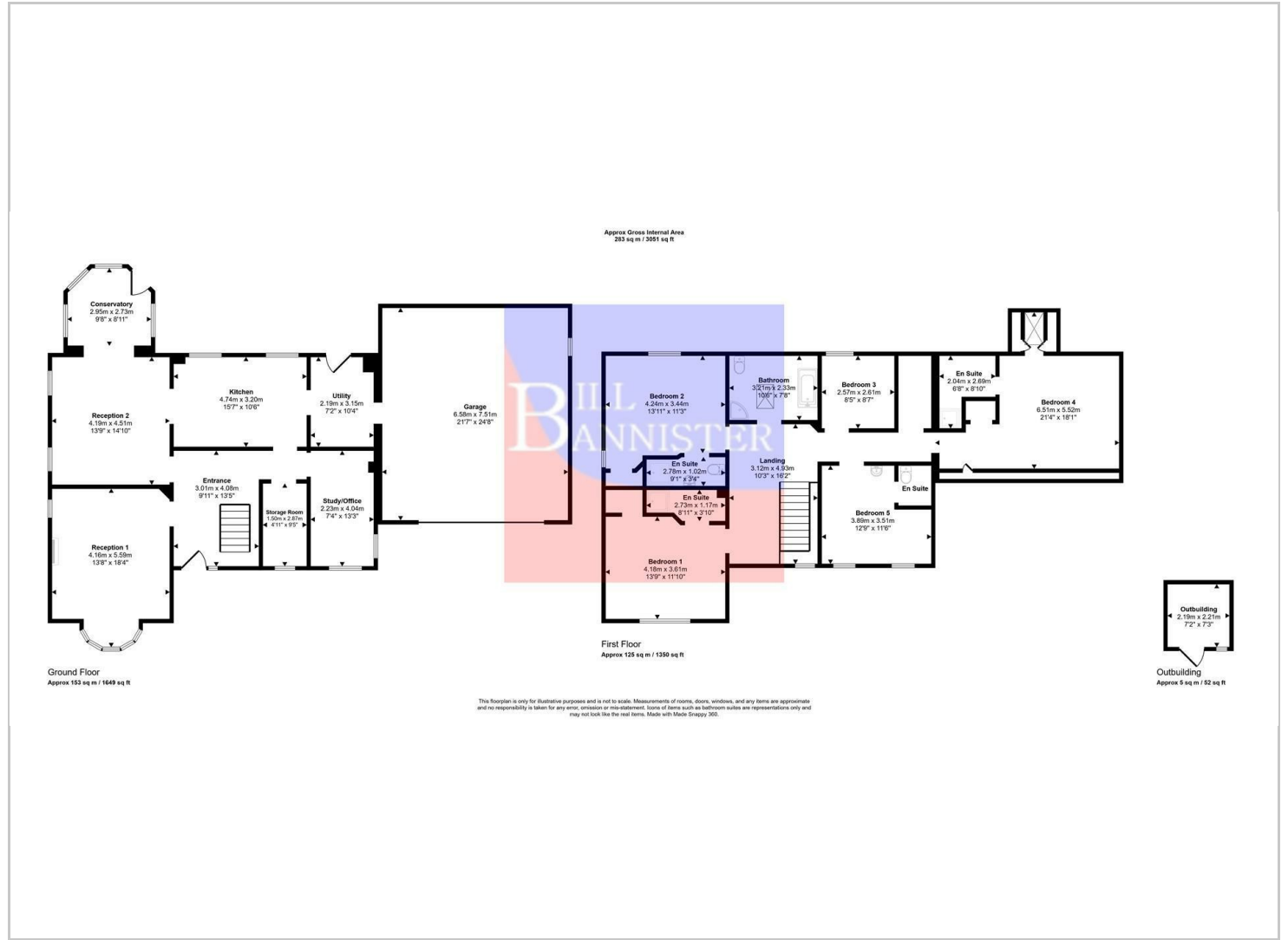
Hybrid Map



Terrain Map



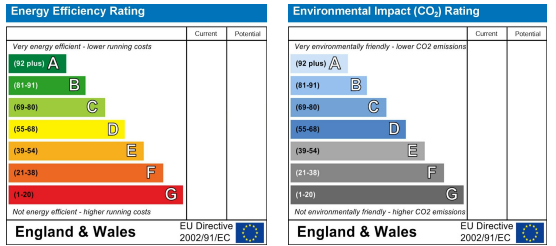
Floor Plan



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



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