



## 8 Bridge Row

Bridge, Redruth, TR16 4QW

**£289,950**



Offered for sale with no onward chain, this lovely character cottage is situated in the popular hamlet of Bridge and benefits from very well presented character accommodation. There is a lounge with a log burner, a second reception room/snug, a fitted kitchen, three first floor bedrooms and a family bathroom. The property is double glazed and this is complemented by electric heating. Externally there are well stocked gardens with the bonus of a utility room/outbuilding, a large single garage and parking for two vehicles.



We are very pleased to bring to market an opportunity to acquire this delightful end of terraced three bedroomed cottage, with parking, in the hamlet of Bridge and close to the coastal town of Portreath. Built in 1895, this property combines charming character with modern facilities making it an ideal family home in a sought after location. Internally, an entrance hallway offers stairs to the first floor. Turn to your right and you will walk into a charming sitting room/lounge with an open joist ceiling and an inset log burner set on a slate hearth below a granite lintel with a recessed casement glazed window overlooking the front garden. There is considerable storage space with an understairs cupboard and shelved cupboards either side of the fireplace. From there you are taken into a somewhat unexpected second sitting room come snug, again with an open joist ceiling, which has the added benefit of a second wood burner. Of course, the new owner may wish to re-purpose to a dining room given the open access from there to the kitchen along with the provision of a serving hatch. The double aspect kitchen provides much functionality with its walk through style giving access to the rear garden where you can find an outbuilding re-purposed as a laundry/utility room with plumbing and space for a washing machine and space for other white goods. To the first floor, a good sized main bedroom to the front is accompanied by a second bedroom. The third bedroom to the rear has the added benefit of a built-in wardrobe. All bedrooms are complemented by the family bathroom which has a P-shaped bath with electric shower over. There is double glazing throughout and this is complemented by a radiator system fed from an electric boiler which also heats the water. Externally to the rear, you will find a generous split level garden, ideal for both relaxing and socialising. There is a concrete patio complemented by an outside WC. A pathway leads to the front of the property with steps leading to an upper lawned area with raised borders and from there, further steps access the rear of the large single garage. The garage has an electric roller door to the front as well as further power and lighting. To the front of the property, there is a traditionally walled and lawned garden, accessed from the road and leading to the front door. To the front right, you will find a pathway to the rear with a gravelled driveway with parking for two cars which leads to the aforementioned garage. In terms of location, the property is close to the coastal village of Portreath which can be reached on foot in around thirty minutes or via a short drive. Portreath also gives access to the famous South West Coastal Path as well as cafes, a convenience store with a Post Office and two pubs. Further afield, Tehidy Country Park and Tehidy Park Golf Club are within ten minutes by car. Redruth town centre, with many amenities as well as a main line railway station and bus services, is also around ten minutes by car.

Upvc front door with two obscure double glazed panels leads to:

**HALLWAY**

Stairs to the first floor. Door with obscure glazed panels opens into:

**LOUNGE**

15'6" x 13'1" (4.73m x 3.99m)

A generous room with an understairs storage cupboard and a recessed upvc casement double glazed window overlooking the front garden and aspect. A recessed log burner set on a slate hearth with built-in storage cupboards either side. Radiator, open joist beamed ceiling and a mains heat/CO2 alarm. Door to:

**SECOND RECEPTION ROOM/SNUG**

14'6" x 9'8" (4.43m x 2.96m)

Log burner set on a slate hearth, two shelved storage areas and a boxed-in radiator. Open joist beamed ceiling and a mains heat/CO2 alarm. Open access to:

**KITCHEN**

12'3" x 7'4" (3.75m x 2.24m)

A double aspect room with a range of eye level and base level storage cupboards and drawers. Roll edge work surfaces and a serving hatch from the second reception room. Integrated electric hob with a built-in electric oven and grill below with an extractor hood over. Upvc double glazed window overlooking the rear garden and aspect. Upvc door with two obscure double glazed panels opens to the rear garden. Tiled splash backs and a one and a half bowl composite sink and drainer below a upvc window overlooking the rear garden from the side. Open joist ceiling.

**FIRST FLOOR**

**SPLIT LEVEL LANDING**

Mains smoke alarm and a full height shelved storage cupboard.

**BEDROOM 1**

9'1" x 13'0" (2.78m x 3.97m)

Casement upvc double glazed window with a deep sill overlooking the front garden and aspect. Radiator.

**BEDROOM 2**

7'2" x 9'6" (2.20m x 2.91m)

Casement double glazed window with a deep sill overlooking the front garden and aspect. Radiator and a loft access hatch.

**BEDROOM 3**

7'5" x 6'11" (2.27m x 2.12m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator below. Built-in single wardrobe with a louvre door, hanging space and shelved storage.

**FAMILY BATHROOM**

6'6" x 7'6" (1.99m x 2.31m)

Low level wc, wash hand basin with a tiled splash back and a P shaped bath with a Triton Jade II electric shower over with an L shaped glass shower screen. Cupboard housing a Heatrea Sadia Electromax electric boiler. Upvc obscure double glazed window to the rear aspect. Wall mounted towel radiator and a pull cord light with shaver socket over the wash hand basin.

**OUTSIDE**

To the rear there is an OUTBUILDING/UTILITY/LAUNDRY ROOM 1.62m x 3.20m (5'4 x 10'6) with lighting and power, plumbing and space for a washing machine, space for further white goods and a upvc double glazed window to the side aspect with a mains smoke alarm. To the front a gate and pathway leads to the front door and the front garden is fully enclosed with traditional walled borders and primarily laid to lawn. The rear garden is accessed from the kitchen with a patio area and an OUTBUILDING with a wc and a second wc (belonging to number 7). Steps lead up to a raised lawned area with borders of mature shrubs, bushes and trees. Further steps lead to a patio style door into a LARGE SINGLE GARAGE 4.57m x 4.95m (15' x 16'3) with an electric roller door, lighting and power. The rear garden is fully enclosed and a side pathway leads to the front of the property. Gravel driveway providing parking for two vehicles.

**DIRECTIONS**

From our office in Redruth take the main road towards Portreath, passing through Gilberts Coombe into the hamlet of Bridge. Turn left by left sign posted to Illogan and the property will be found on the left hand side.

**AGENTS NOTE**

TENURE: Freehold..

COUNCIL TAX BAND: B.

**SERVICES**

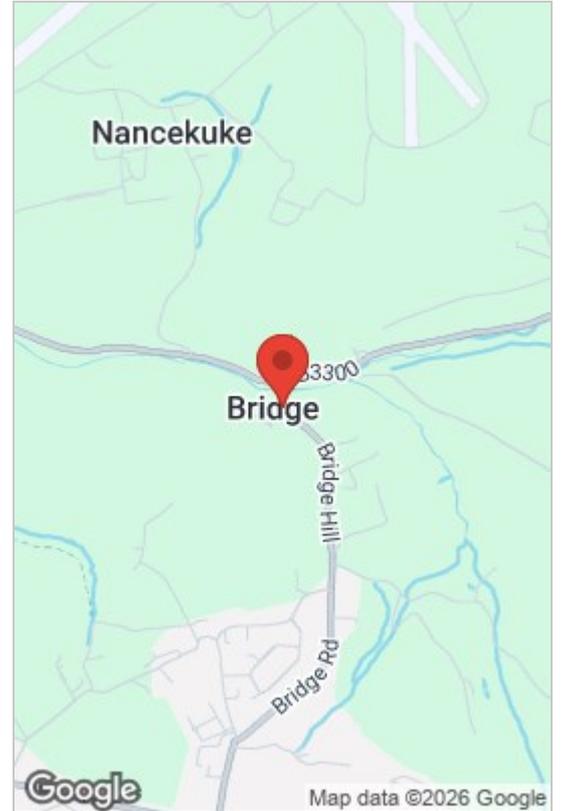
Mains drainage, mains water, mains electricity, electric heating and wood burners.

Broadband highest available download speeds - Standard 24 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

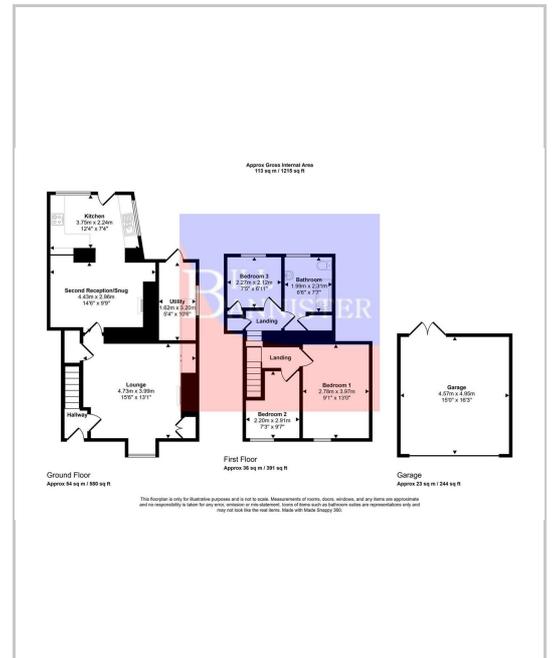
Mobile signal -

EE - Variable outdoor only, Three - Variable outdoor only, O2 - Good outdoor only, Vodafone - Good outdoor only (sourced from Ofcom).

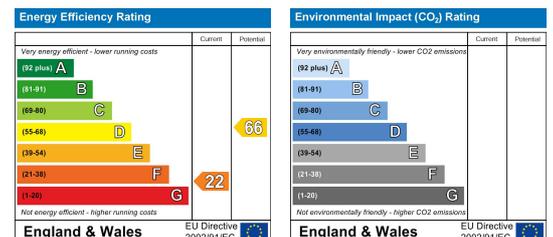
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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