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**Treloweth Terrace,  
Park Bottom, Redruth**

**£375,000  
Freehold**





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Property Introduction**

Located within the hamlet of Park Bottom, near Illogan is this charming semi-detached cottage offering a wealth of charm and characteristic features you would expect of a property from this period. Having been tastefully subjected to a number of improvements and modernisation, it has been finished to an exceptional standard, fusing old with new, making it a delightful family home to enjoy and appreciate. Approached via a long gravelled driveway offering ample parking for several vehicles, a small pedestrian gateway leads directly to the entrance porch. To the side is a sitting area along with a variety of mature plants and gateway to the rear garden. The entrance porch leads into a feature lounge with inglenook fireplace and wood burner, beamed ceiling with doorway leading to a modern refitted kitchen. In the hallway there is access to the bathroom offering a white suite, whilst a sun room overlooking the rear garden has double doors leading to a patio. To the first floor are three bedrooms, the principal having the benefit of an ensuite shower room. One of the main features of Apple Tree Cottage are the beautiful enclosed cottage style gardens boasting an array of mature shrubs, trees and borders as well as being laid mainly to lawn offering a great deal of shelter and privacy. Paved pathways give access to patios whilst accessed from the lawn is a useful studio/garden room which could be utilised for many uses, especially for those who work from home, creating a delightful working space. Adjoining the studio is an additional outbuilding currently used for storage with a separate utility area to the rear. For those purchasers looking for a traditional Cornish character cottage, Apple Tree Cottage surely delivers on fronts, creating a beautiful home with private, mature gardens to truly adore, sit back and enjoy.

**Location**

Park Bottom is a small hamlet located on the outskirts of Illogan and ideally situated for the local shops and amenities located nearby. The nearby towns of Camborne and Redruth are within a reasonable travelling distance offering a range of national and local shops, schooling, leisure centre and the nearby Tehidy Golf Club and Country Park is approximately one and a half miles distant. The rugged north coastal villages of Portreath, Porttowan and St Agnes offer beautiful walks as well as being famed for their excellent surfing beaches. The main A30 enables easy travelling to other parts of the county and beyond, whilst a mainline railway station operates from both Camborne and Redruth. The cathedral city of Truro is approximately fifteen miles distant, being the main centre in the county for shopping as well as home for the Hall for Cornwall and its gothic three spired cathedral.

**ACCOMMODATION COMPRISES**

uPVC double glazed stable door opening to:-

**ENTRANCE PORCH**

uPVC double glazed window with slate sill, quarry tiled floor, radiator. Exposed stone wall, feature stained glass door giving access into:-

**LOUNGE 12' 10" x 12' 4" (3.91m x 3.76m) plus recesses**

uPVC double glazed window to front elevation with shutter and polished granite sill. Feature floor to ceiling inglenook style fireplace with wood burner and wooden mantel over. Exposed stone recesses to side. Beamed ceiling, wood floor, two radiators and doorway giving access to:-

### **KITCHEN 11' 1" x 9' 6" (3.38m x 2.89m) maximum measurements**

Borrowed light window from sun room, slate sill. Single sink unit with mixer tap, a good range of high gloss base and wall storage cupboards, a range of work surfaces. Recess for fridge and freezer, cooker, integrated dishwasher. Radiator, slate floor, beamed ceiling and part tiled walls. Staircase to first floor. Latch door giving access to:-

### **INNER HALLWAY**

Tiled floor, uPVC double glazed window to rear elevation. Plumbing for automatic washing machine, storage cupboard with boiler and boxed electric meters. Latched door giving access to:-

### **BATHROOM**

A modern white suite comprising of a panelled bath with shower over and shower screen, close coupled WC, pedestal wash hand basin. uPVC double glazed window to rear elevation with marble sill. Radiator with towel rail, tiled floor, louvre door storage cupboard. Wall light with shaver point.

### **SUN ROOM 7' 8" x 5' 11" (2.34m x 1.80m)**

uPVC double glazed doors to exterior. uPVC double glazed windows, skylight, tiled floor and radiator.

### **FIRST FLOOR LANDING**

Radiator. Skylight. Access to:-

### **BEDROOM ONE 11' 3" x 9' 7" (3.43m x 2.92m) plus recess**

uPVC double glazed window to front elevation with sill. Exposed stonework, wood floor, radiator and latched door to landing.

### **EN-SUITE SHOWER ROOM**

Shower cubicle, WC with concealed cistern and pedestal wash hand basin. Exposed stone wall, 'Velux' window and tiled floor. Latch door.

### **BEDROOM TWO 10' 4" x 10' 2" (3.15m x 3.10m) plus door recess**

uPVC double glazed window. Radiator. Wood floor and access to loft. Built-in storage cupboards and sliding door to landing.

### **BEDROOM THREE 7' 11" x 6' 8" (2.41m x 2.03m)**

uPVC double glazed window enjoying delightful views over the surrounding fields. Wash hand basin, radiator and built-in double wardrobes with high storage over. Latch door to landing.

### **OUTSIDE FRONT**

The cottage is approached by double timber gates with an extensive gravelled driveway offering ample parking facilities for several vehicles. From here access is gained into a useful outbuilding. A small pedestrian gateway accessed off the driveway leads to the front door whilst to the side is a sheltered sitting space with a raised rockery and a variety of mature shrubs. A gateway to the side leads to the:-

### **OUTBUILDING 11' 0" x 7' 11" (3.35m x 2.41m)**

Power connected and to the rear is a:-

### **UTILITY 7' 11" x 4' 11" (2.41m x 1.50m)**

Pedestrian door to garden.

### **REAR GARDEN**

The rear garden is an absolute delight being sheltered and offering a great deal of privacy and typical of a cottage style garden. A paved pathway accesses two patios along with a covered recycling storage shed. A raised stone wall boasts mature well stocked borders with a variety of shrubs whilst granite steps lead up to a generous sized lawned garden on two levels with a further array of mature shrubs and trees, ornate pond. Accessed off the lawn is a useful:-

### **STUDIO/GARDEN ROOM**

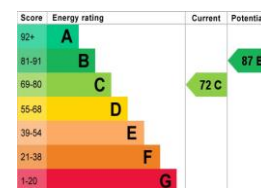
uPVC double glazed doors and windows, panelled wall heater and this could be utilised for many uses for those who require a hobby room or alternatively a perfect quiet home office space. Adjacent to the studio is a storage unit.

### **SERVICES**

Mains drainage, mains water, mains electric and mains gas.

### **AGENT'S NOTE**

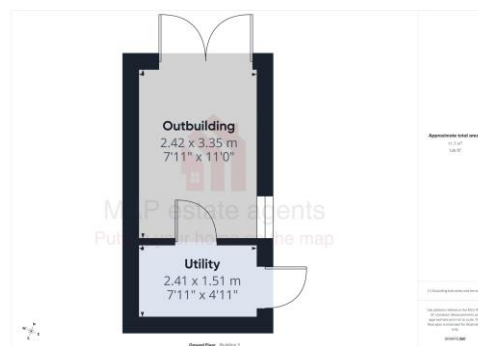
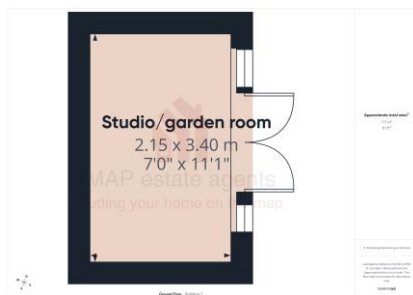
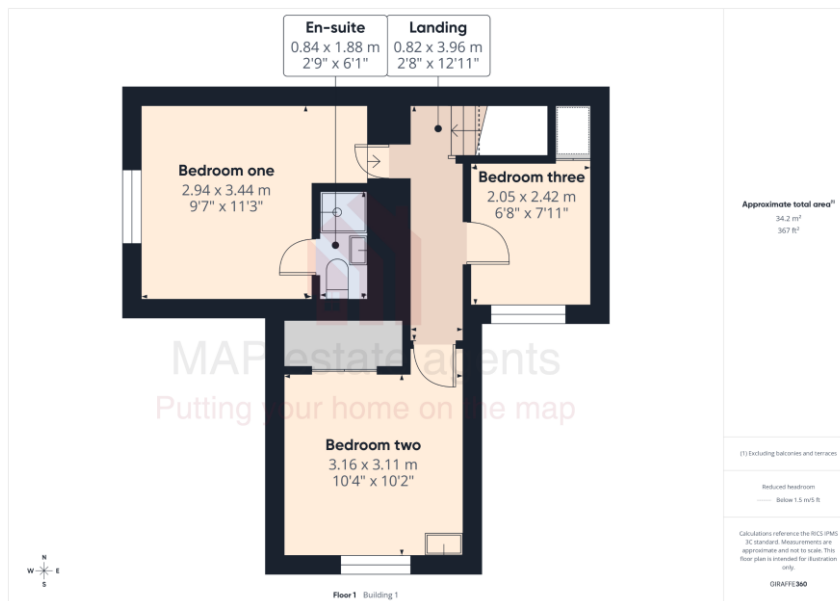
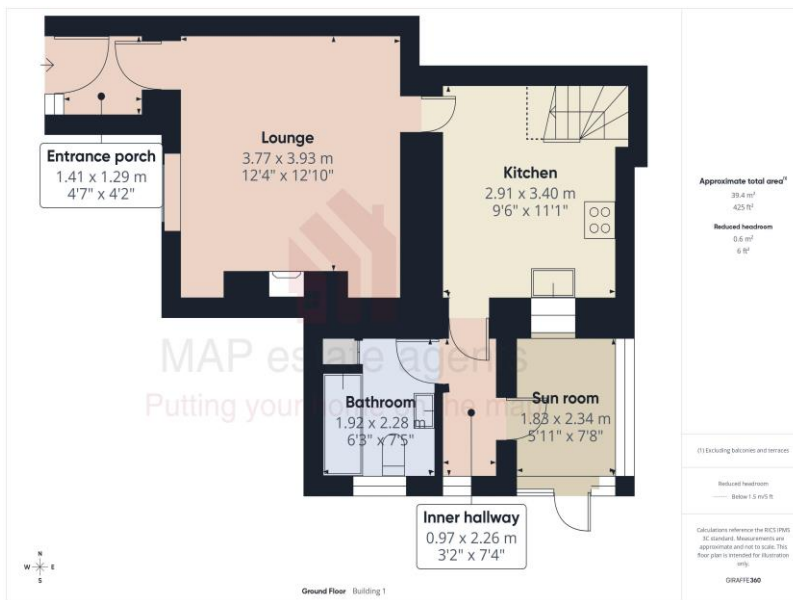
The Council Tax band for the property is band 'B'.





## MAP's top reasons to view this home

- Stunning semi-detached character cottage
- Three bedrooms, principal with en-suite shower
- Feature lounge with inglenook fireplace and beamed ceiling
- Refitted modern kitchen
- Sun room with double doors leading to the garden
- Ground floor bathroom
- Gas central heating uPVC double glazing
- Immaculate, enclosed cottage style garden
- Useful studio outbuilding
- Ample parking on gravelled driveway for several vehicles



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