



MAP estate agents
Putting your home on the map

Falmouth Road, Redruth

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Redruth 0.5 miles | Portreath (north coast) 4 miles | Camborne 4.5 miles | Falmouth (south coast) 10 miles | Truro city 13 miles | Newquay 17 miles | Plymouth 62 miles | Exeter (M5) 95 miles (Distances are approximate)

A beautifully presented detached family home having undergone extensive improvements by its current owners on a large, secure, tree-lined plot.

Entrance hallway | Open plan living/dining room | Generous kitchen/breakfast room | Office | Four bedrooms | Family bathroom and shower room | Utility | Double garage, gated driveway and overall plot of 0.6 acres

£675,000
Freehold



Property Introduction

The property is located within a tucked away position with automatic gates allowing access to an extensive gravelled driveway taking you to the property.

This imposing property with its attractive stone fronted exterior and porchway offers a wealth of charm and features such as slate floor entrance hall, wood burner in the lounge, galleried landing and a very well designed and fitted kitchen being divided into two separate areas which boasts an array of storage cupboards and integrated appliances. The impressive hallway with quarter turn staircase accesses the large feature lounge with patio doors, study/bedroom five, kitchen, utility room, shower room and a double garage, whilst to the first floor are four double bedrooms and a family bathroom suite. The high standard of décor and finish showcases the property for what is, this being a stunning family home where a great deal of thought and attention to detail helps to create a relaxing living environment with generous sized accommodation.

Externally the front garden is laid mainly to lawn and is considered to be of a generous size with its tree lined boundary which gives the property a great deal of privacy and screening. The rear garden has been tastefully designed, is ideal for entertaining with an extensive paved patio with built-in seating, this overlooking a large lawn and has access to a useful outbuilding and log store.

Location

Redruth is a traditional former mining town, being the heart of Cornish innovation and a world heritage site. It is well located for accessing the main A30 trunk road therefore travelling to other parts of the county and beyond that much easier. Both north and south coasts are also within a reasonable travelling distance, the north being popular for surfing with beaches such as

Porthtowan, Portreath and Perranporth, all of which take in the dramatic north coastal scenery whilst the more sheltered south coast such as Falmouth, Swanpool and Maenporth are ideal for water sports such as kayaking and paddleboarding.

The cathedral city of Truro is the main shopping centre being popular for both locals and visitors to explore the quaint cobbled streets taking in the Georgian architecture along with an array of restaurants, cafes and of course if home to The Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

Slate steps lead up to:-

EXTERNAL ENTRANCE PORCH

uPVC double glazed door giving access to:-

ENTRANCE RECEPTION HALLWAY

Slate flooring, quarter turn staircase and under stairs storage cupboard and pull-out drawer. Vertical column radiator. Downlighters, access to:-

OPEN PLAN LIVING/DINING ROOM 21' 9" x 13' 1" (6.62m x 3.98m) maximum measurements

A delightful reception room with uPVC double glazed windows to side and front whilst sliding patio doors give access to the rear garden and patio. Set within the lounge is a feature 'Nordpeis' wood burner on a slate hearth with a stone recess and wood mantel over. Engineered oak floor, downlighters, wall lights with dimmer switch and two column radiators.

STUDY 7' 11" x 7' 9" (2.41m x 2.36m)

uPVC double glazed window to rear elevation, engineered oak floor and column radiator.

KITCHEN 12' 1" x 11' 1" (3.68m x 3.38m)

KITCHEN/BREAKFAST ROOM 9' 10" x 9' 8" (2.99m x 2.94m)

A spacious and well equipped kitchen divided into two separate areas, two uPVC double glazed windows to rear elevation with uPVC double glazed window to front elevation. Double 'Belfast' style sink unit, a good range of base storage cupboards with concealed integrated bin, dishwasher, feature 'Elise' Rangemaster oven with induction hob over, tiled splashback and stainless steel extractor. A



variety of pull out cupboards and breakfast bar with lighting, wine store, American style plumbed in fridge/freezer, downlighters, open archway giving access to:-

UTILITY ROOM 10' 7" x 8' 1" (3.22m x 2.46m) maximum measurements

uPVC double glazed door and window to rear elevation. Radiator. LVT flooring, 'Belfast' style sink, plumbing for both automatic washing machine and vented tumble dryer, downlighters, column radiator. Access to large attic space with new immersion water tank, having ladder and being part boarded. Door to garage.

SHOWER ROOM

uPVC double glazed window. Sink with pull out drawer, WC with concealed cistern, shower cubicle with electric shower. Stainless heated towel rail. Fully tiled floor. Electric lit mirror with charging point.

FIRST FLOOR GALLERIED STYLE LANDING

uPVC double glazed window to front elevation. Access to loft, ladder and being half boarded. Doors off to:-

BEDROOM ONE 12' 11" x 10' 4" (3.93m x 3.15m)

uPVC double glazed window to front elevation. Column radiator.

BEDROOM TWO 10' 2" x 9' 7" (3.10m x 2.92m)

uPVC double glazed window to front elevation. Column radiator. Downlighters.

BEDROOM THREE 13' 0" x 11' 1" (3.96m x 3.38m)

uPVC double glazed window to rear elevation. Column radiator.

BEDROOM FOUR 12' 1" x 11' 4" (3.68m x 3.45m)

uPVC double glazed window to rear elevation. Column radiator.

FAMILY BATHROOM

uPVC double glazed window to rear elevation. A feature bathroom with jacuzzi style bath, shower with shower screen, close coupled WC and marble topped sink with storage cupboard and drawer under and mirror over. Chrome heated towel rail, feature wall tiles, tiled floor and extractor fan. Electric lit mirror with charging point.

EXTERIOR

The property is approached via a shared lane serving just two other properties with electric timber security gates leading into 'Woodlands'. From here an extensive gravelled driveway takes you to the property and access to the double integral garage. The front gardens are laid to lawn being tree lined and therefore screening the property giving a great deal of privacy whilst a pathway via the side leads round to further enclosed private gardens. A step leads up to an extensive lawned garden with a feature paved patio with built-in seating being an ideal place for entertaining with a dedicated section specifically designed for barbecuing. Exterior electric sockets. Within the rear garden is also a:-

OUTBUILDING 13' 3" x 8' 8" (4.04m x 2.64m)

This could be suitable for numerous uses with power connected and a log store adjacent.

DOUBLE INTEGRAL GARAGE 17' 9" x 17' 7" (5.41m x 5.36m) maximum measurements

Two single up and over doors, one being electric, the other manual, 'Worcester' boiler and radiator.

SERVICES

Mains drainage, mains water, mains electric. Oil heating.

DIRECTIONS

Proceeding along Falmouth Road on the B3300. just after the turning on the right hand side for Town Farm, take the next turning on the right proceeding up the lane where the property is located on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- cobble. initiated.flops.

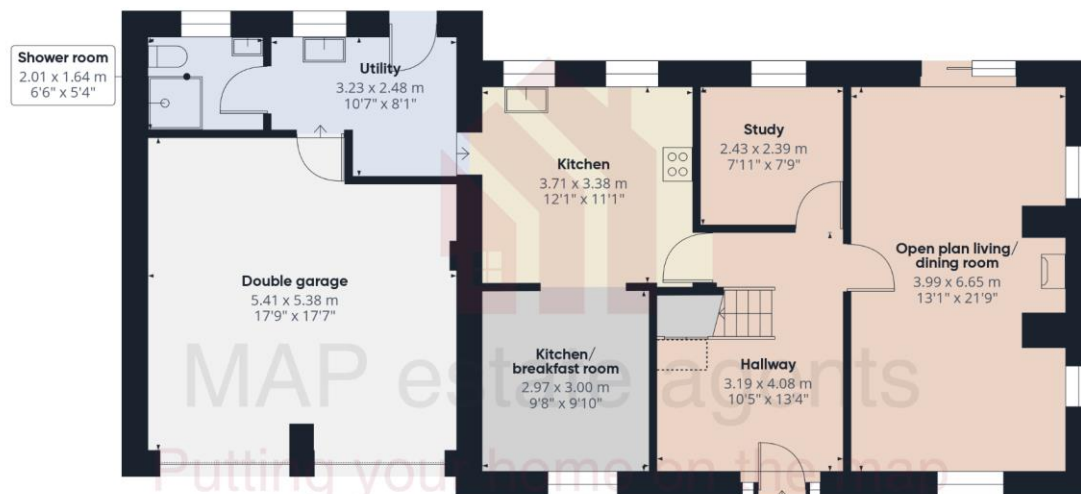


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

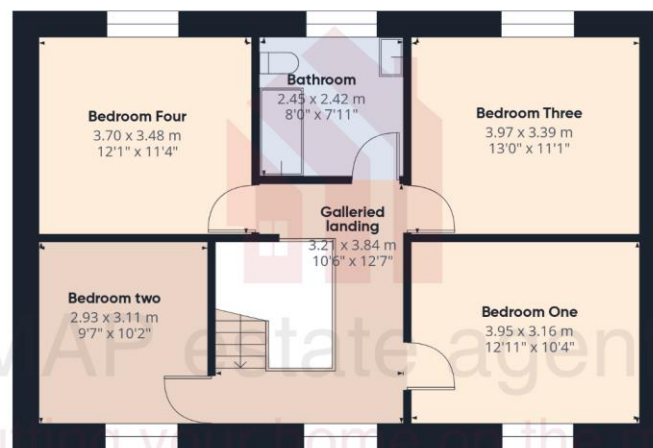
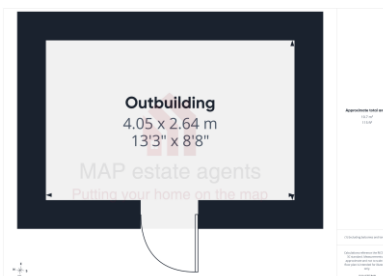


MAP's Top reasons to view this home

- A beautifully presented detached family home
- Located in a quiet, tucked away position
- Generous accommodation, having undergone extensive improvements
- Four bedrooms plus study/bedroom five
- Feature lounge with wood burner
- Refitted kitchen with integrated appliances, separate utility
- Ground floor shower room plus first floor bathroom
- Double garage plus further ample driveway parking
- Large tree lined gardens plus outbuilding
- Electric operated entrance gates



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

167.4 m²
1801 ft²

Reduced headroom

0.4 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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