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**Churchtown,  
Illogan, Redruth**

**Guide Price £190,000  
Leasehold**





## Churchtown, Illogan, Redruth Guide Price £190,000 Leasehold **Property Introduction**

Forming part of the historic Old Boys' School in Illogan, this beautifully presented maisonette offers deceptively spacious and versatile accommodation, whilst still retaining a wonderful sense of character. The impressive open-plan ground floor boasts high ceilings and deep-set windows which allow plenty of natural light whilst maintaining privacy. The current owner has transformed the feel of the property with a number of tasteful improvements to include a beautiful new bathroom suite, refreshed kitchen with flooring and practical improvements such as a recently replaced hot water tank. The ground floor has been cleverly arranged to create a cosy living space, a spacious dining room and well-appointed kitchen. Upstairs is a spacious principal bedroom featuring the beautiful original exposed A-frames from the former schoolhouse, a well-proportioned second bedroom with built-in storage, alongside the newly fitted bathroom.

The beautiful communal garden is bursting with wildlife and an impressive array of plants and trees. Whilst remaining communal, individual sections have been allocated to each property, allowing residents to create their own private space and put their stamp on the gardens. Number 1 is fortunate to have a large wooden studio with glazed windows, offering a multitude of potential uses including a summerhouse, potting shed, artist's space or work-from-home office. From the gardens you will find additional residents parking and a communal area to dry clothes. No1 also benefits from tandem parking to the front for two small cars. Offered for sale chain free.

## **Location**

Illogan is a charming village with a traditional feel and a wonderful sense of community, whilst still offering excellent access to nearby countryside and coastline. Situated along a road which has remained remarkably unchanged when compared with original photographs dating back to the 1800s, the area continues to retain much of its historical character, with beautiful views of the church tower and the pretty churchyard, through which a short walk leads you to Morrisons Daily. In springtime, the surrounding daffodil fields further add to the picturesque setting, whilst the surrounding woodlands, formerly the gardens of Manningham House, add to the area's charm and sense of history. The abundance of nearby walking routes makes the area ideal for those who enjoy the outdoors, with scenic trails towards Portreath, Tehidy Country Park, the Portreath Tramway and the popular Portreath to Devoran trail all close by. The beautiful beach at Portreath can even be reached on foot in approximately 20 minutes through woodland and countryside walks.

One of Illogan's real strengths is that it continues to retain many of the amenities that are sadly disappearing from many villages, including a local pub, pasty shop, fish and chip shop, pharmacy and doctor's surgery. Directly behind the property sits The Old School Centre, a well-loved community hub offering regular coffee mornings, workshops, wellbeing classes and events throughout the year, further adding to the wonderful sense of community within the village.

## **ACCOMMODATION COMPRISES**

A communal front door opens into a separate hallway with carpeted flooring leading to the apartment. This walkway is communal however it is only this apartment that can be accessed from here. A wooden door leads into:-

## OPEN PLAN LIVING SPACE 18' 1" x 15' 1" (5.51m x 4.59m)

### maximum overall measurements

An impressive open-plan ground floor living space.

### KITCHEN

Running along the rear of the room, the kitchen has ample base level units with eye level running along the rear. Spaces for a washing machine and fridge/freezer. Electric oven with four ring hob over and extractor fan above. Additional undercounter storage space and wood effect laminate flooring. Wood effect composite worktop incorporating a one bowl stainless steel sink which forms a partial room divider.

### LIVING SPACE

The current vendor has chosen to use the space to the front of the kitchen as the living room, creating a cosy living space. Carpeted flooring, uPVC double glazed window and electric overnight storage heater.

### DINING AREA

The dining area runs along the width of the room and can comfortably fit a large table. Carpeted flooring, electric overnight storage heater, uPVC double glazed window. Doors leading to the spacious understairs cupboard and carpeted multi-level stairs with 'Velux' window rising to the first floor accommodation. Due to the shape and flexibility of the room you could easily change the layout and have a larger living space if a dining area is not required.

### FIRST FLOOR LANDING

Carpeted flooring, access hatch to the loft space, and a wooden door opening into a useful storage cupboard housing the newly replaced hot water tank with additional storage space below.

### PRINCIPAL BEDROOM 15' 8" x 9' 4" (4.77m x 2.84m) plus bay

This incredible principal bedroom is positioned to the front elevation and beautifully showcases the original exposed A-frames within the ceiling, adding character and charm to the space. Benefiting from carpeted flooring, a uPVC double-glazed window overlooking the street outside and electric overnight storage heater.

### BEDROOM TWO 9' 1" x 8' 3" (2.77m x 2.51m)

A fantastic-sized second bedroom which can comfortably accommodate a double bed if required. Again enjoying the beautiful feature of the exposed A-frames, this room also benefits from double-glazed 'Velux' windows allowing natural light to flood in, complete with deep windowsills and built-in blackout blinds. Further benefits include carpeted flooring, an electric overnight storage heater, and a wooden door opening into a handy built-in cupboard with hanging rail for clothes, also housing the modern fuse board.

### BATHROOM

This newly fitted bathroom consists of a low level WC, Victorian style free-standing basin with mixer tap and storage below. Bath with glass privacy screen and mains fed Victorian style shower above with additional waterfall shower head. Wooden panelling to one side and low maintenance, tile effect easy clean composite splashbacks. Wood effect laminate flooring and 'Velux' double glazed window.

### OUTSIDE

There is private parking for the maisonette to the front for up to two small cars in tandem. Communal gardens to the rear as well as a communal drying space.

### SUMMERHOUSE 9' 6" x 5' 6" (2.89m x 1.68m)

Glazing to three sides with double doors.

### SERVICES

Mains water, mains drainage and mains electric.

### AGENT'S NOTES

The Council Tax band for the property is band 'A'. There is private parking for the apartment to the front for up to two cars. Communal gardens to the rear as well as a communal drying space.

### LEASEHOLD INFORMATION

Maintenance and ground rent combined charge for 2026 was £418.37 in total per flat which also includes building insurance and cleaning of the communal areas and windows. Remainder of 999 year lease commencing 01/10/1988. The Freehold is owned by The Old Boys School Residence Association Limited and each resident owns a share of the freehold. The property can be used for assured shorthold letting but not for holiday letting or Airbnb.

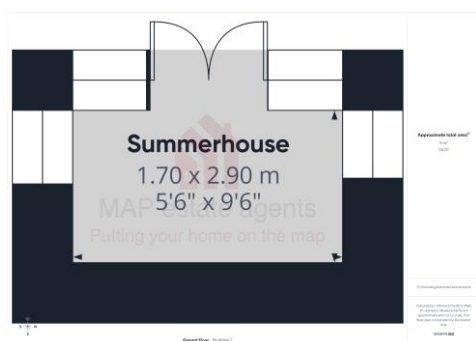
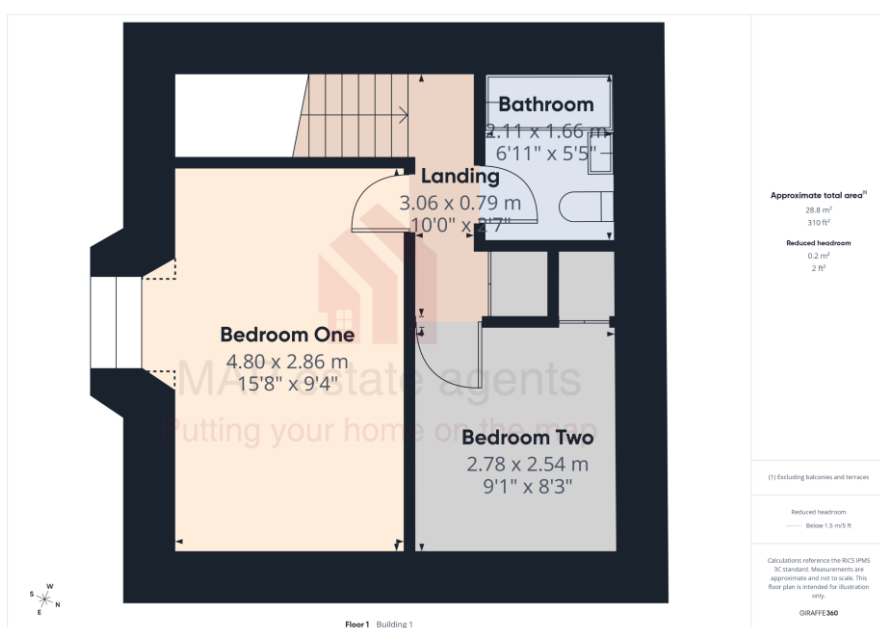
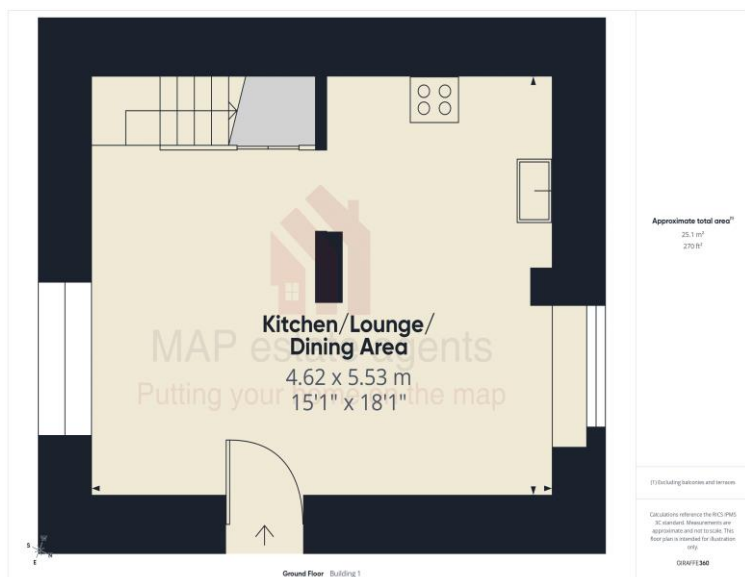


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- A beautifully presented two bedroom maisonette
- Deceptively spacious and versatile accommodation
- Character features
- Updated bathroom and kitchen
- Dining room
- Communal gardens and own allocated outdoor space
- Residents parking
- Ideal for first time buyer or smaller family
- Convenient for local amenities
- Viewing recommended



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