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**Bridge Moor,
Portreath, Redruth**

**£349,000
Freehold**





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Property Introduction

Stunning gardens backing onto a stream, beach and the sea in striking distance, parking and three bedrooms are what is on offer at this great family home. This well presented semi-detached house is within less than three quarters of a mile virtual level walk of the attractive harbour and sandy beach at Portreath on the North Cornish coast. There are three double size bedrooms and a refitted bathroom on the first floor and on the ground floor the dining room features a full width patio door opening to the level rear garden, the lounge features a wood burning stove. The kitchen has been remodelled with a range of Shaker style units and the former garage has been converted into a generous utility/store incorporating a WC. There is still plenty of parking to the front for several cars. Heating is provided by an LPG gas combination boiler supplying radiators and the windows and doors are uPVC double glazed. The garden has been our clients pride and joy, the relaxing sound of running water can be heard from the stream that runs behind the property (several feet down) with mature trees providing great privacy. Designed to be low maintenance, this is a perfect place to enjoy alfresco dining, a cream tea, a cold drink or simply to relax and enjoy some Cornish sunshine.

Location

The hamlet of Bridge is located on the outskirts of the North Cornish village of Portreath and has a variety of quality homes and a motor garage. The village of Portreath is approximately three quarters of a mile away with a level walk. Portreath, which is noted for its sandy beach and active harbour is popular with surfers and bathers alike and the North Coast footpath with its stunning walks passes through the village. Active throughout the year there are several local shops, a bakery and a Public House which offers dining facilities. Schooling is available within the village for younger children and senior education is available nearby at Redruth. The nearby villages of Park Bottom and Illogan also provide further choices for pubs, shops and junior schooling. The A30 trunk road can be found within five miles, Redruth has a mainline Railway Station with direct links to London Paddington and the north of England and Truro, the administrative and shopping centre for Cornwall is within fifteen miles, as is the university town of Falmouth on the south coast.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

HALLWAY

Turning staircase to the first floor. Radiator and uPVC double glazed door opening to utility/store room. Doors open off to lounge and dining room and access through to kitchen.

DINING ROOM 11' 8" x 11' 1" (3.55m x 3.38m) maximum measurements into recess

Full width uPVC double glazed patio door opening to the rear garden,

radiator and laminate flooring. Wide archway through to:-

LOUNGE 13' 9" x 12' 7" (4.19m x 3.83m) maximum measurements into bay

uPVC double glazed rectangular bay window to the front. Focusing on a recessed multi-fuel stove set on a granite hearth and with alcoves to either side incorporating wall lights. Radiator.

KITCHEN 10' 2" x 7' 6" (3.10m x 2.28m) maximum measurements

uPVC double glazed window and door to rear. Contemporary in design with a range of eye level and base Shaker style units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Inset ceramic hob with built-in electric oven under and with a stainless steel cooker hood over. Integrated fridge, extensive ceramic tiled splashbacks, radiator and inset spotlighting. Ceramic tiled floor.

UTILITY/STORE ROOM/WC 7' 9" x 7' 5" (2.36m x 2.26m) maximum measurements

uPVC double glazed window to side. Space and plumbing for an automatic washing machine and tumble dryer. Wall mounted 'Ariston' LPG gas combination boiler. Access to recently installed WC with close coupled WC, vanity wash hand basin and wall mounted electric radiator.

FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the rear. Recessed airing cupboard with slatted shelving. Radiator. Access to loft space (which the vendor informs us has been extensively boarded). Vertical panelled doors opening off to:-

BEDROOM ONE 11' 7" x 9' 3" (3.53m x 2.82m) plus recess

uPVC double glazed window to the rear enjoying a rural outlook. Recessed wardrobe and radiator.

BEDROOM TWO 12' 3" x 10' 10" (3.73m x 3.30m) maximum measurements

uPVC double glazed window to the front. Again enjoying a rural outlook. Radiator.

BEDROOM THREE 13' 10" x 7' 5" (4.21m x 2.26m) plus recess, reduced head height to one side

Enjoying a dual aspect with uPVC double glazed window to the side and uPVC double glazed Velux window to the front. Radiator.

BATHROOM

uPVC double glazed window to the rear. Remodelled in a contemporary style with a matching suite consisting of close coupled WC, pedestal wash hand basin with storage beneath and panelled bath with plumbed shower over. Full ceramic tiling to walls, vinyl flooring and radiator.

OUTSIDE FRONT

To the front double gates open on to an extensive brick paviour parking area suitable for four plus vehicles and there are raised planted borders. Pedestrian access leads to the side of the property.

REAR GARDEN

The rear garden is enclosed and borders a stream, the garden has been designed to be of low maintenance and immediately to the rear of the property is a raised decked seating area which is partially covered and designed to maximise on the outlook across the garden to the woodland beyond. The remainder of the garden is largely gravelled with a raised slate bed featuring mature shrubs and from here steps lead up to a further patio seating area which enjoys an outlook across the garden and the stream to the rear boundary. The garden is well stocked with mature shrubs, again to reduce essential maintenance, there is a timber summerhouse with an attached timber storage shed.

AGENT'S NOTES

Please note the Council Tax band for the property is band 'C'. The property also benefits from a positive pressure ventilation system, designed to improve the quality of the air and reduce moisture content.

SERVICES

Mains metered water, main electric and mains drainage.

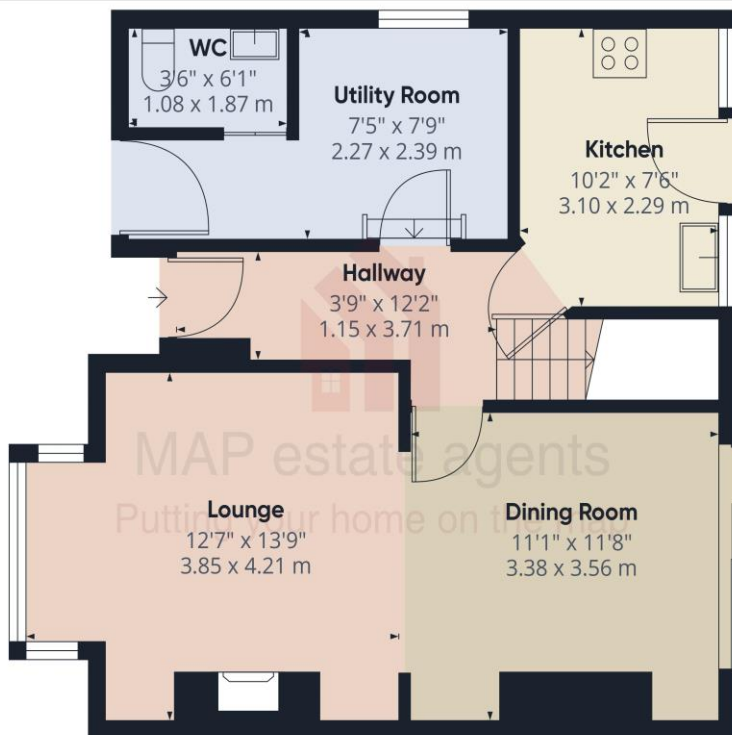


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	49
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- 0.7 mile walk to the beach at Portreath
- Well presented family size home
- Semi-detached house
- Three double size bedrooms
- Lounge and dining room
- Re-fitted Shaker style kitchen
- Re-modelled first floor bathroom
- Utility and ground floor WC
- LPG gas central heating and uPVC double glazing
- Generous parking and attractive low maintenance gardens

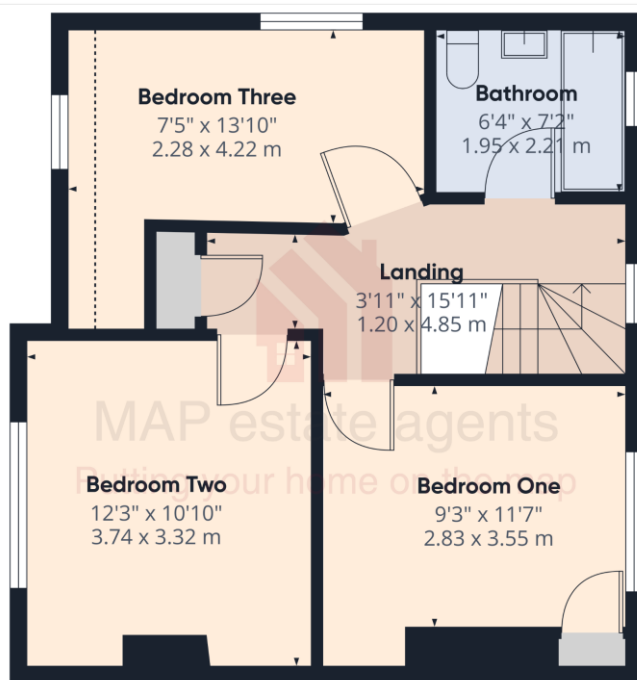


Approximate total area⁽¹⁾
531 ft²
49.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Approximate total area⁽¹⁾
485 ft²
45.2 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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