



MAP estate agents
Putting your home on the map

Treleigh Downs, North Country, Redruth

Treleigh Downs

North Country, Redruth

Porthewan (north coast) 2 miles | Redruth 2 miles | Portreath (north coast) 3 miles | Truro 10 miles | Falmouth (south coast) 13 miles | Newquay Airport 25 miles | Plymouth 61 miles | Exeter (M5) 93 miles | miles (Distances are approximate)

Constructed to the present owners' exacting specification, this individual chalet style bungalow benefits from a superb rural and coastal outlook to the rear and offers spacious, quality accommodation of over 2300 square feet

50' Open-plan living/kitchen area | Three double size bedrooms with en-suites | Playroom | Dining area | 31' Integral garage | Gardens to front and rear

£750,000
Freehold



Property Introduction

This light and airy property has generous, well-proportioned rooms and the open-plan living space is an area ideal for entertaining and when the weather permits, opening the bi-fold doors to the outside sun terrace increases the flexibility and enjoyment of Trebah.

The high quality of this property is evident from opening the front door, there are three double size bedrooms – all of which feature quality en-suites and an additional living room on the first floor would make a superb playroom or study area for older children. The kitchen is fitted with a contemporary range of dark grey units featuring an island unit with breakfast bar and includes a comprehensive range of fitted appliances, including a range style combined cooker and hob. From the kitchen area, there is access to a utility room with additional storage and a door leading to the integral garage.

As one would expect, there is full double glazing and gas central heating warms the property with underfloor heating on the ground floor and radiators to the first floor, all independently controlled.

Secure for younger children and pets, an electric gate opens to parking and gives access to the integral garage, whilst to the rear, the sun terrace gives access to a low maintenance garden which has a high level of privacy.

Properties of this type rarely come to the market and when they do, they attract a high level of interest, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Ideally suited for access to the north coast, Porthtowan and Portreath are both within a short drive and access to

the A30 trunk road is within a mile providing major road links to Plymouth and Exeter.

Truro, the administrative and cultural centre of Cornwall is within a ten-mile commute and the south coast university town of Falmouth, which is noted for its sailing waters and creeks, is within thirteen miles.

Locally, Redruth is only two miles from the property and here, there are both local and national shops together with a mainline Railway Station with direct links to London Paddington and the north of England. Newquay Airport, which has links both nationally and internationally, is within twenty-five miles.

ACCOMMODATION COMPRISES

Composite double glazed door with side panels opening to:-

ENTRANCE HALLWAY

A wide entrance hall with bespoke open-tread oak staircase rising to the first floor. Generous built-in cupboard and porcelain tiled flooring. Doors open off to:-

CLOAKROOM

Fitted with a concealed cistern WC and vanity wash hand basin. Tiled flooring.

OPEN-PLAN LIVING/KITCHEN SPACE 50' 4" x 18' 9" (15.33m x 5.71m) maximum measurements into recesses

A stunning room with an open-plan living area which commands open views over countryside towards the north coast. Two sets of bi-fold doors lead to an attractive sun terrace with glazed screen perfect for outside entertaining. The living space is partially divided by a freestanding gas wood burning double sided fire set into an inset pillar and this leads to the dining area and fitted kitchen. Attractive porcelain tiled flooring extending from the hallway.

KITCHEN AREA

A contemporary range of navy blue eye level and base units having adjoining thin edge working surfaces over and featuring an integrated microwave. There is a central matching breakfast bar with cupboards under and an inset sink unit with 'Franke' hot tap. Three full height windows enjoying an outlook across sun terrace towards the north coast. From the kitchen end of the living room, there is access to:-

UTILITY ROOM 12' 2" x 7' 4" (3.71m x 2.23m)

Double glazed window to the rear enjoying a rural and coastal outlook and a double glazed door to the side. Door to integral



garage. Fitted with a matching range of charcoal grey units having adjoining square edge working surfaces and featuring an inset one and a half bowl colour-coordinated sink unit with mixer tap. Space and plumbing for an automatic washing machine and tumble dryer and porcelain tiled flooring.

Returning to hallway, doors open to:-

PRINCIPAL BEDROOM SUITE 20' 0" x 11' 2" (6.09m x 3.40m)

Double glazed window to the front. Underfloor heating and doors open off to:-

DRESSING ROOM 10' 9" x 7' 3" (3.27m x 2.21m)

Fitted with a range of clothes hanging spaces, shelving and drawers.

EN-SUITE SHOWER ROOM ONE

Double glazed window to the front. In a wet room style with walk-in shower enclosure housing a mains fed shower with rain head, wall hung vanity wash hand basin with storage beneath and wall hung

WC. Full ceramic tiling to walls, ceramic tiled flooring and towel radiator.

BEDROOM TWO 19' 11" x 11' 4" (6.07m x 3.45m)

Double glazed window to the front. Underfloor heating and door opening to:-

EN-SUITE SHOWER ROOM TWO

Double glazed window to the front. Fitted in a contemporary style with a wall hung vanity wash hand basin, concealed cistern wall hung WC and low entry shower enclosure with plumbed rain head shower. Full ceramic tiling to walls, ceramic tiled flooring and towel radiator.

FIRST FLOOR

The stairs from the ground floor open out into:-

PLAYROOM 22' 0" x 21' 1" (6.70m x 6.42m) plus eaves storage space with restricted headroom

Double glazed 'Velux' rooflights incorporating a black-out screen to

the front and rear. Two radiators and access to eaves storage space. This room would be ideal as a second sitting room, child's playroom or for a teenager incorporating the third bedroom, thus giving a level of independence. Door to:-

BEDROOM THREE 24' 4" x 14' 8" (7.41m x 4.47m) plus recess and eaves storage space with restricted headroom, L-shaped

A generous L-shaped room with 'Velux' skylights to the side and rear. Two radiators and further access to eaves storage space. Doors open off to:-

WALK-IN STORAGE 6' 11" x 4' 7" (2.11m x 1.40m)

Shelving.

EN-SUITE BATHROOM THREE

Continuing the contemporary theme with a hidden cistern WC, wall hung vanity wash hand basin and double end bath with central fill. Separate low entry shower enclosure with plumbed rain head shower, full ceramic tiling to walls and towel radiator.

OUTSIDE FRONT

To the front, the property is screened from view by walling and in addition to double pedestrian gates there is an automatic electric gate which opens onto the driveway and gives additional parking for several vehicles. The front garden has been designed with ease of maintenance in mind and consists of raised planters and gravelled areas. Pedestrian access leads to the rear.

GARAGE 31' 8" x 12' 0" (9.64m x 3.65m)

Of a generous size with an automatic roller door and having power and light connected. Courtesy door through to utility room.

REAR

Immediately to the rear is a sun terrace with glass balustrade and steps that lead down to the remainder of the garden. Set to one side is an enclosed area ideal for sitting out on warm summer evenings. The rear garden is designed to be easy to maintain and has artificial grass for the most part with planted shrub borders and a privet hedge on the rear boundary. Skilful design of Trebah allows for the external space to form part of the main living accommodation and to give a high level of flexibility.

SERVICES

Mains gas, mains electricity, mains water (metered), mains drainage and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.

DIRECTIONS

From Avers Roundabout, take the road to Porthtown and after a crossroads by North Country, the road drops down and then rises into Treleigh Downs. Take the fourth entrance on the right and then immediately right where the property will be identified on the right-hand side. If using What3words: applauded.bagpipes.hairpin



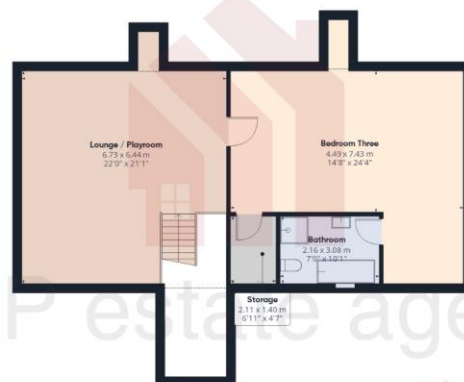


MAP's Top reasons to view this home

- Individual chalet style bungalow with far-reaching views
- Three double size bedrooms with en-suite shower rooms
- Generous open-plan living space with views towards the north coast
- Quality fitted kitchen with island breakfast bar
- First floor lounge/playroom
- Superb veranda ideal for outside entertaining
- Gas central heating and double glazing
- Integral garage with additional parking
- Safe and secure enclosed low maintenance gardens
- Viewing strongly recommended



Ground Floor



Floor 1

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

Approximate total area⁽¹⁾

307.3 m²
3307 ft²

Balconies and terraces

35.4 m²
381 ft²

Reduced headroom

3.9 m²
42 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

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestateagents.com
www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

