5 Church Street

5 Church Street, Carharrack, Redruth, TR16 5RW

Redruth 2.7 miles – Porthtowan 5.4 miles – Truro 9.2 miles

A superb opportunity to acquire a deceptively spacious 3 bedroom terraced house in the heart of the village.

- Online Auction: End date Wednesday 18 November 2026 at 4:30pm
- Auction Guide: £100,000 - £125,000
- 3 Bedroom
- Versatile Accommodation
- 2 Reception Rooms
- Kitchen
- Rear Courtyard
- On Street Parking Often Available
- Council Tax Band B
- Freehold

Auction Guide
£100,000 - £125,000

METHOD OF SALE
The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 18 November 2026, ending at 4:30pm.
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION
The property is situated in the heart of the popular village of Carharrack. The village is lively and has a thriving community that is served with a range of facilities including a well stocked general store. The village enjoys a friendly and strong community with a village Church and Methodist Chapel, Chinese takeaway, village hall and popular sports and social club with associated football ground.

For those that enjoy the outdoors, there are a number of former mining trails that cross the village spanning from Devoran through to Portreath. Carn Marth is accessible which is the second highest peak in the county with mineral tramways appealing to ramblers, dog walkers and cyclists alike.

The property enjoys a central Cornish location from which you can access stunning beaches on both the North and the South Coasts as well as the nearby heritage sites. The A30 is within easy reach offering easy links to major towns such as Truro, Redruth, Camborne, Falmouth and Helston.

DESCRIPTION
The property would benefit from updating and refurbishment throughout but provides an exciting opportunity for anyone looking for such a project.
The property was formerly a post office but now forms a deceptively spacious 3 bedroom terraced house with generous living space.
The accommodation comprises; sitting room, dining room, kitchen and two storerooms on the ground floor.
The first floor offers 3 double bedrooms and a family bathroom.
Outside there is a small rear courtyard with a former outside WC.

SERVICES
Mains drainage, water and electricity (with heating via electric radiators).
Internet: Standard, Superfast and Ultrafast available (Ofcom).
Phone Signal: Outdoor available (Ofcom).
Please note the agents have not inspected or tested these services.

VIEWINGS
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS
What3words.com: ///fitter.elastic.pigtails

PROOF OF IDENTITY
Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES
The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.
Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)
Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT
Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

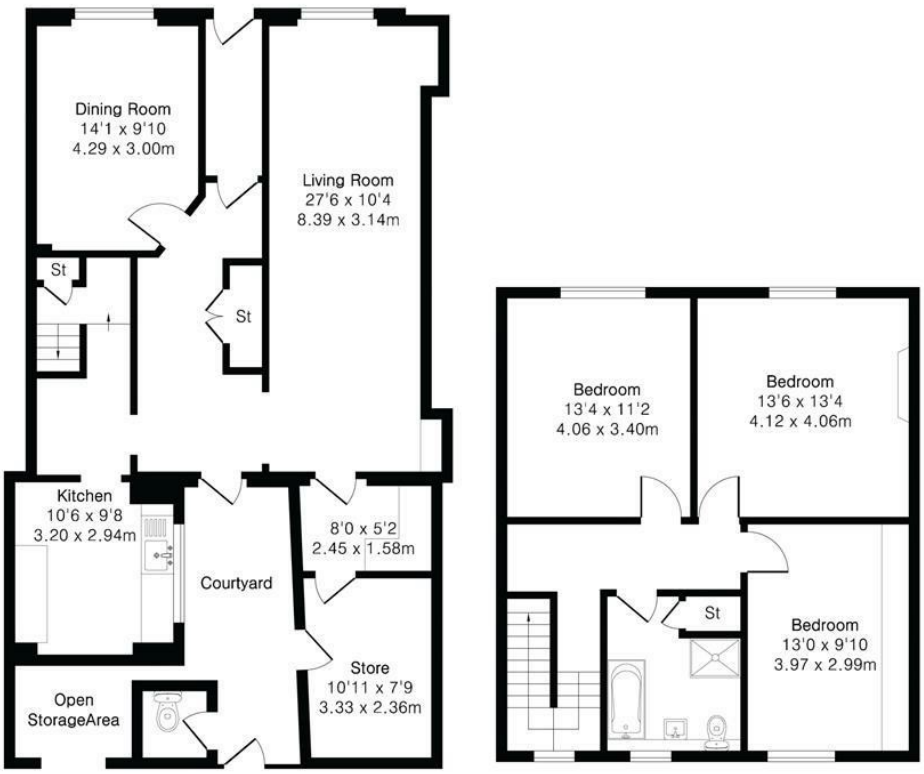
SOLICITOR ACTING
FAO Zoe Trethewey – Nalders, Farley House, 12 Falmouth Road, Truro, TR1 2HX. Tel: 01872 241414

COMPLETION DATE
The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE AND RESERVE
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

Approximate Gross Internal Area 1564 sq ft - 146 sq m
(Excluding Outbuilding)
Ground Floor Area 891 sq ft – 83 sq m
First Floor Area 673 sq ft – 63 sq m
Outbuilding Area 19 sq ft – 2 sq m



Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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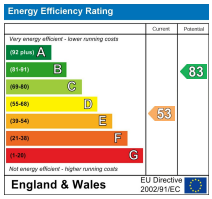
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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