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**Wheal Harmony,  
Redruth**

**Offers in Excess of £350,000  
Freehold**





## Wheal Harmony, Redruth Offers in Excess of £350,000 Freehold

### Property Introduction

Well presented, this detached house enjoys an outlook towards the north coast from the front elevation and is situated within walking distance of junior and senior schools and a short distance of the A30. Ideal for family occupation, there are three bedrooms and a remodelled bathroom on the first floor. A particular feature of the property is the kitchen/diner which enjoys a dual aspect and is well appointed with kitchen units and is a light and inviting room. The lounge focuses on an attractive fireplace and the property has a utility room. The hallway, lounge and kitchen/diner feature hard wood flooring, there is a useful walk-in storage cupboard on the landing and the remodelled bathroom features additional storage. There is mains gas heating and uPVC double glazed windows.

To the outside the front garden is enclosed and laid to lawn with gravelled parking for up to four cars. To the rear there is an enclosed garden ideal for outside entertaining featuring a well tended lawn and a slate patio with space for a hot tub. The detached garage has an automatic door and steps drop down to access the first floor which is ideal for storage etc., Additional parking is available to the rear and there is a useful shipping container to the side of the property which again can be used for storage.

In summary, a well presented family home which requires closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

### Location

As mentioned Wheal Harmony Farm is located for easy access to the A30 and close by there is an edge of town Aldi supermarket. Redruth, which will be found within half a mile, offers a range of local and national shopping outlets together with a mainline railway station with direct links to London Paddington and the north of England.

Truro, the administrative and cultural centre of Cornwall is within eleven miles, Falmouth on the south coast, which is Cornwall's university town is within a similar distance and Portreath on the north coast, which is noted for its active harbour and sandy beach, is within four miles.

### ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

#### HALLWAY

Stairs to the first floor, hard wood flooring and radiator. Doors off to:-

#### LOUNGE 12' 7" x 11' 10" (3.83m x 3.60m) maximum measurements

uPVC double glazed window to the front. Attractive hardwood flooring and focusing on a wood fire surround with granite back and hearth. Radiator. Door to utility room.

#### KITCHEN/DINER 22' 11" x 11' 3" (6.98m x 3.43m) maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to front and rear and a uPVC double glazed door to the rear. A light and airy

room with the dining room focusing on a fireplace housing a wood burning stove (not connected) and with a kitchen area having a range of Shaker style units arranged on three sides to form a breakfast bar and with square edge beech block working surfaces incorporating upstands. Built-in 'Bosch' combination microwave oven, built-in stainless steel oven with four ring gas hob and stainless steel hood over, integrated dishwasher and integrated fridge/freezer. Understairs storage cupboard and hardwood flooring extending to the hall. Radiator.

**UTILITY ROOM 9' 10" x 8' 0" (2.99m x 2.44m)**

uPVC double glazed window to rear and side and uPVC double glazed door to rear. Fitted with a range of base units having adjoining square edge beech block wood working surfaces and incorporating space and plumbing for an automatic washing machine and tumble dryer. Ceramic tiled floor, radiator and wall mounted 'Worcester' gas combination boiler.

**FIRST FLOOR LANDING**

uPVC double glazed window to the rear. A wide central landing with access to loft space and featuring a walk-in storage cupboard. Panelled doors open off to:-

**BEDROOM ONE 11' 10" x 11' 3" (3.60m x 3.43m) plus door recess**

uPVC double glazed window to the front enjoying an outlook towards the north coast. Picture rail and radiator.

**WC**

uPVC double glazed window to the rear. Remodelled with a close coupled WC and wall mounted wash hand basin with mixer tap.

**BATHROOM**

uPVC double glazed window to the rear. Remodelled with a vanity unit incorporating a concealed cistern WC and granite counter top with wash hand basin with mixer tap and panelled bath with plumbed shower. Useful built-in storage cupboards, extensive ceramic tiling to splashbacks and towel radiator.

**BEDROOM TWO 12' 5" x 11' 10" (3.78m x 3.60m) maximum measurements**

uPVC double glazed window to the front with a view towards the north coast. Picture rail and radiator.

**BEDROOM THREE 8' 8" x 6' 8" (2.64m x 2.03m)**

uPVC double glazed window to the front enjoying an outlook towards the north coast. Picture rail and radiator.

**OUTSIDE FRONT**

To the front the garden is enclosed by stone walling and mature hedging and is laid largely to lawn. There is a gravelled parking area suitable for four cars and pedestrian access leads to the side of the property.

**REAR GARDEN**

The rear garden is enclosed and has pedestrian access to the side of the property. The garden is largely lawned and there is an extensive paved patio with space for a hot tub. External water supply and external power supply. It should be noted that the rear garden is secure for younger children and pets and has been designed to be easy to maintain. There is a stone built storage shed and to the side of the property a former shipping container offers extensive storage (19'3 x 7'2"). Outside WC.

**GARAGE 18' 8" x 11' 4" (5.69m x 3.45m)**

Automatic up and over door to the front. Double glazed window to rear and courtesy door to side. Power and light connected. A drop down ladder leads to the first floor of the garage which is fully floored, has power, light and television points connected and features 'Velux' skylights together with a uPVC double glazed window to the rear. This room would be ideal as a teenagers den, or with some work could be converted into permanent living accommodation (subject to any necessary consents). Beyond the boundary wall to the rear there is additional parking for two vehicles.

**SERVICES**

Mains metered water, mains drainage, mains electric and mains gas.

**AGENT'S NOTE**

The Council Tax band for the property is band 'C'.

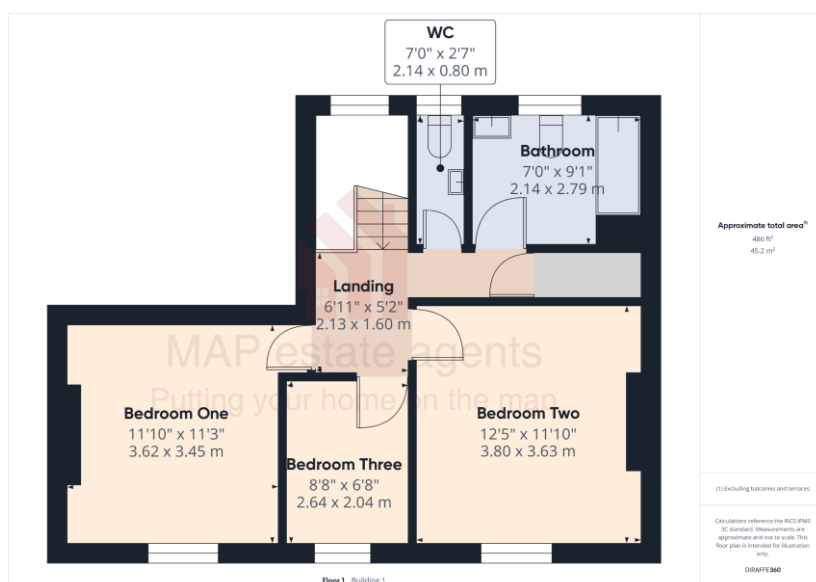


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	83
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Detached family size house
- Three bedrooms
- Lounge
- Dual aspect kitchen/dining room
- Remodelled first floor bathroom
- Utility room
- Attractive hardwood flooring on ground floor
- Double glazing and gas central heating
- Enclosed gardens and generous parking
- Detached garage with storage over



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