

EST. 1999

CAMEL

COASTAL & COUNTRY



Pear Tree Cottage Merritts Hill

Illogan, TR16 4DF

Guide Price £538,950



Pear Tree Cottage Merritts Hill

Illogan, TR16 4DF

Guide Price £538,950



The Property

Thoughtfully designed with sustainability and modern family living firmly in mind, this exceptional property has been beautifully presented by the current vendors, who have added a stunning décor scheme throughout, complemented by extensive fitted wardrobes and storage across the first floor bedrooms and landing.

At the heart of the home sits a spectacular open-plan living space, where a high-quality kitchen — arranged to create a stylish partial room divider — flows seamlessly into the main living area. Sliding doors open directly onto a front-facing patio, flooding the space with natural light and blurring the boundary between inside and out. For those quieter moments, a beautifully cosy lounge with a characterful wood burning stove sits just off the main living area — the perfect retreat from family life.

The accommodation is spread across two floors, with two generous double bedrooms and a well-appointed family bathroom on the first floor, while the ground floor hosts a third double bedroom complete with its own 'Jack and Jill' en-suite — ideal for a dependent relative, guest, or older teenager seeking a degree of independence. A practical utility porch leads directly out to the rear garden, keeping everyday life running smoothly.

The eco credentials are genuinely impressive: underfloor heating runs throughout the ground floor, with radiators on the first floor, all served by a gas combination boiler. A mechanical heat recovery ventilation system ensures excellent air quality year-round, while rainwater harvesting supplies both the toilets and washing machine, with mains water back-up providing complete peace of mind. The property is fully double glazed throughout.

Outside, well-stocked garden areas wrap around the front, side and rear of the property, with planted borders and established shrubs creating a lovely sense of privacy and colour through the seasons. An extensive driveway provides generous parking, with a detached garage — currently divided into a workshop and storage area — offering excellent additional versatility.

Location

Positioned in a highly regarded residential setting, a convenience store is close by on Broad Lane, with a pharmacy and GP surgery in nearby Illogan. The out-of-town retail outlets at Pool are less than a

mile away, whilst Redruth — within two and a half miles — offers comprehensive shopping, a mainline railway station with direct links to London Paddington and the north of England, and schooling for all ages. Truro, Cornwall's vibrant administrative and commercial capital, is within twelve miles, and the north coast at Portreath, with its active harbour and sandy beach, is just two and a half miles distant.

Entrance Porch

4'7 x 4'6 (1.40m x 1.37m)

Entrance Hallway

17'6 x 3'4 (5.33m x 1.02m)

Family Room/Living Room

23'7 x 22'9 (7.19m x 6.93m)

Sitting Room

15'2 x 10'10 (4.62m x 3.30m)

Master Bedroom

11'10 x 10'10 (3.61m x 3.30m)

Jack 'n Jill Ensuite

7'8 x 6'5 (2.34m x 1.96m)

Utility Room

7'9 x 3'9 (2.36m x 1.14m)

Landing

11'8 x 3'9 (3.56m x 1.14m)

Plus built-in wardrobes

Bedroom Three

15'5 x 11'1 (4.70m x 3.38m)

Plus built-in wardrobes

Bedroom Two

20'2 x 13'9 (6.15m x 4.19m)

Plus built-in wardrobes

Bathroom

9'2 x 8'10 (2.79m x 2.69m)

Garage

13'5 x 11'6 (4.09m x 3.51m)

Workshop/Home Office

13'5 x 10'5 (4.09m x 3.18m)

Gardens

Once you enter through the electric double gates and follow the driveway, you are welcomed into the secluded gardens which extend to the front, sides, and rear of the property. To the front is a peaceful patio area, ideal for family BBQs and outdoor seating, with convenient access into the family room. This attractive space is bordered by well-stocked flower and shrub beds and features a large fish pond.

From here, a path leads across to a small lawned area at the side of the property, with further access to the vegetable plot and greenhouse. The pathway continues around to the rear garden, which is mainly laid to lawn and includes a paved walkway leading to the far side of the property where a good-sized summer house can be found.

Parking

The property is securely gated with electric gates with the house, gards and driveway behind. Here you will find parking for 4 cars.

Directions

Sat Nav: TR16 4DF

What3words: ///shares.heat.tripling

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2019

Construction Type: Block

Heating: Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: B85/B90

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal &

Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

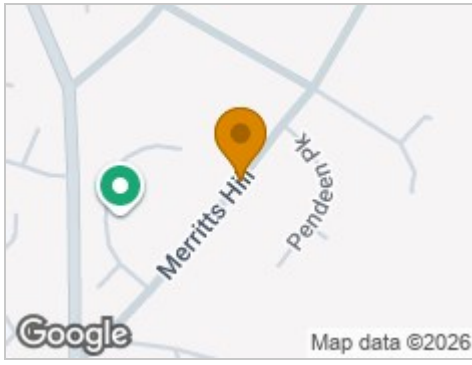
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



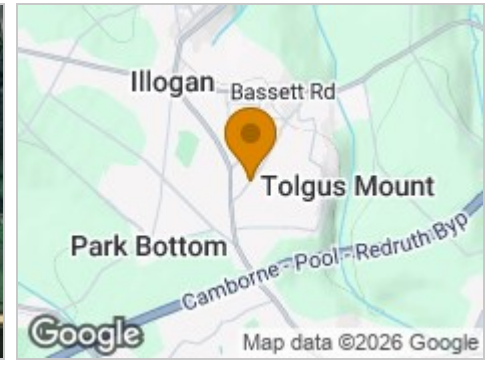
Road Map



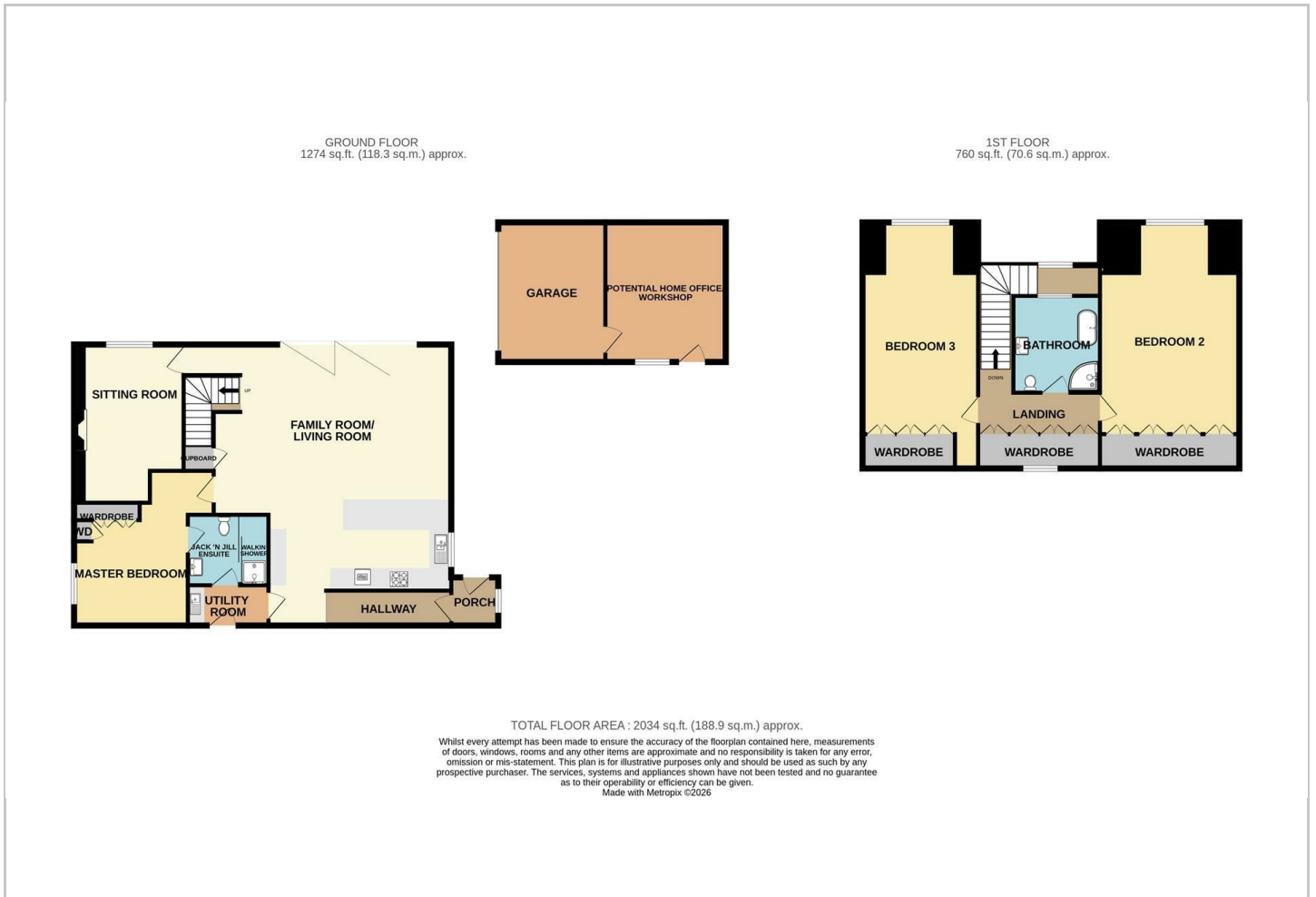
Hybrid Map



Terrain Map



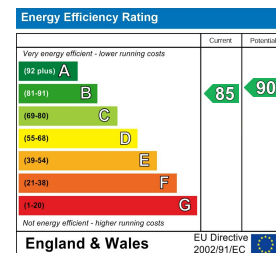
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.