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**Chili Road**  
Illogan Highway

# Chili Road

## Illogan Highway

Illogan Village 1 mile | Redruth 2 miles | Camborne 3 miles | Hayle 9 miles | Truro 12 miles | Newquay Airport 25 miles (Distances are approximate)

This characterful three bedroom semi-detached cottage is full of beautiful and interesting spaces and offers a wonderful amount of flexible living accommodation.

Entrance hallway | Lounge | Snug | Three bedrooms (principal en-suite) | Family bathroom | Breakfast room | Garden to rear | Annexe | Outside wet room

**Offers Over £300,000**  
**Freehold**



## Property Introduction

On the ground floor, the accommodation comprises of a separate lounge, snug with exposed beams and wood burning stove, an attractive light-filled galley breakfast room with shuttered internal windows and doors opening onto the slate patio as well as a cottage style kitchen that leads through to a beautifully restored antique conservatory – an incredible space for dining or relaxing with a wood burning stove and views out across the garden.

To the outside, the private rear garden extends to over two hundred feet and is every bit as individual as the cottage itself with established planting, roses and wildflowers surrounding a series of patios and seating areas with pathways leading through mature trees to the annexe along with a greenhouse, growing areas and at the far end, a wonderfully secluded lawn with a firepit. Positioned within the garden is a detached studio providing further useful space along with a separate garden wet room with WC. Independent access from the front of the property through to the rear adds to its versatility and potential for a variety of different uses. Private parking is provided for three cars side by side to the front of the property.

## Location

Chili Road is just a short walk from the local shop, supermarkets and primary school as well as the bus stop taking you to all other local towns.

Conveniently located within minutes from the A30 trunk road providing access to Penzance, St Ives, Truro and further afield. The up-and-coming town of Redruth is only a couple of minutes' drive away and has become one of Cornwall's most exciting and creative towns with a thriving arts scene and boasts the popular 'Buttermarket' – a vibrant food hall offering artisan traders, guest chefs and frequent events as well as the Regal Cinema & Theatre which regularly screens the latest films alongside live theatre, music and comedy performances.

The beautiful north coast beaches of Portreath and Porthtowan are approximately a ten-minute car journey away, while the vibrant university town of Falmouth is approximately eleven miles distant. Redruth Railway Station also provides direct links to London Paddington and the north of England making travelling across the country that much easier.

## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

A glazed entrance porch leading from the driveway with tiled flooring and a beautiful large antique door with antique brass furnishings and knocker opening to:-

### ENTRANCE HALL

Laminate flooring. Glazed door opening through to the inner hallway and doors off to:-

### LOUNGE 13' 3" x 11' 11" (4.04m x 3.63m) maximum measurements into recesses

uPVC double glazed window to the front. Attractive recessed arched shelving and storage to either side of the former fireplace which has now been covered with a feature exposed stone wall. Carpeted flooring and two radiators.

### INNER HALLWAY

Laminate flooring housing the original staircase with turned balustrades and a carpet runner. Beautifully restored under stairs storage provides useful additional space. Open doorway continuing through to the galley breakfast room and door opening to:-

### LOUNGE TWO/SNUG 12' 1" x 10' 1" (3.68m x 3.07m) plus recess

Internal window space with fitted wooden shutters to the galley breakfast room. A cosy second reception room with painted wooden flooring, exposed beam ceiling and an impressive granite fireplace with wood burning stove. Radiator.

### GALLEY BREAKFAST ROOM 14' 0" x 4' 1" (4.26m x 1.24m)

uPVC double glazed window looking to the side along with an internal shuttered window looking through to the snug and uPVC double glazed patio doors. A beautiful, light-filled space with chequered tiled flooring and roof lights and double doors opening to a useful recessed pantry area with electricity. Radiator. Door to:-

### KITCHEN 14' 7" x 7' 4" (4.44m x 2.23m)

A large uPVC double glazed window running along one side overlooking the garden. A cottage style kitchen with a mix of fitted eye level and base units having solid wood working surfaces and incorporating an inset stainless steel two bowl sink unit. Freestanding storage and tiled flooring. Space for a range style cooker, large American style fridge/freezer and under-counter washing machine. Glazed panel door opening to:-



### **CONSERVATORY 20' 0" x 8' 3" (6.09m x 2.51m) maximum measurements**

This incredible space has been lovingly restored by the current vendor with a vaulted panelled ceiling, exposed timbers and extensive glazing on two sides. Giving beautiful views across the private rear garden and wildflowers, there is plenty of space for a large dining table as well as a separate seating or snug area with a wood burning stove creating a lovely focal point and a traditional school style radiator. A glazed door connects directly with the kitchen, while a further door opens out to the rear garden.

### **FIRST FLOOR LANDING**

A multi-level landing with a carpeted runner. A further set of steps takes you up to landing with wooden floor and access hatch to loft space. Doors off to:-

### **PRINCIPAL BEDROOM ONE 13' 5" x 11' 6" (4.09m x 3.50m)**

A generous double bedroom with a uPVC double glazed window to the rear overlooking the garden. Carpeted flooring and radiator.

### **BEDROOM TWO 11' 9" x 9' 6" (3.58m x 2.89m) plus doorway recess**

A spacious double bedroom with a uPVC double glazed window to the front elevation. Feature decorative fireplace and carpeted flooring. Radiator.

### **BEDROOM THREE 9' 3" x 7' 7" (2.82m x 2.31m)**

A single bedroom, ideal as a child's room with a uPVC double glazed window to the front. Space for a bunk bed and additional bedroom furniture. Painted floorboards.

### **BATHROOM**

uPVC double glazed window to the rear. Low level WC, wash hand basin, full length bath with boiler fed shower and floor-to-ceiling tiling. Painted wood flooring and heated towel rail.

### **DETACHED STUDIO 18' 0" x 9' 0" (5.48m x 2.74m)**

Positioned within the rear garden and offering a generous open-plan studio, this is a fantastic space and could be used as a home office, workshop, gym or even a games room. The studio benefits from a separate access through to the rear garden from the front of the property making it an incredibly flexible space. A separate detached shower room/WC is also located within the garden.

### **OUTSIDE WETROOM**

uPVC double glazed window. Floor-to-ceiling tiling, low level WC, wash hand basin and electric shower.

### **REAR GARDEN**

As previously mentioned, the beautiful and incredibly private rear garden extends to over two hundred feet in length and really needs to be seen to be fully appreciated. An arched gated walkway leads from the private rear parking area with space for three cars side by side into a slate patio and through to a series of lovely individual garden spaces. A pretty seating area sits alongside the antique conservatory, surrounded by established planting and roses, while a slate pathway continues through the garden to a further patio seating area beneath a mature tree providing a welcome shade. Beyond this is the detached annexe, greenhouse, vegetable and wildflower growing areas along with a large metal storage shed. At the far end, the garden opens into a wonderfully private lawned area surrounded by mature trees and planting with a central firepit.

### **SERVICES**

Mains gas, mains water, mains drainage and mains electricity.

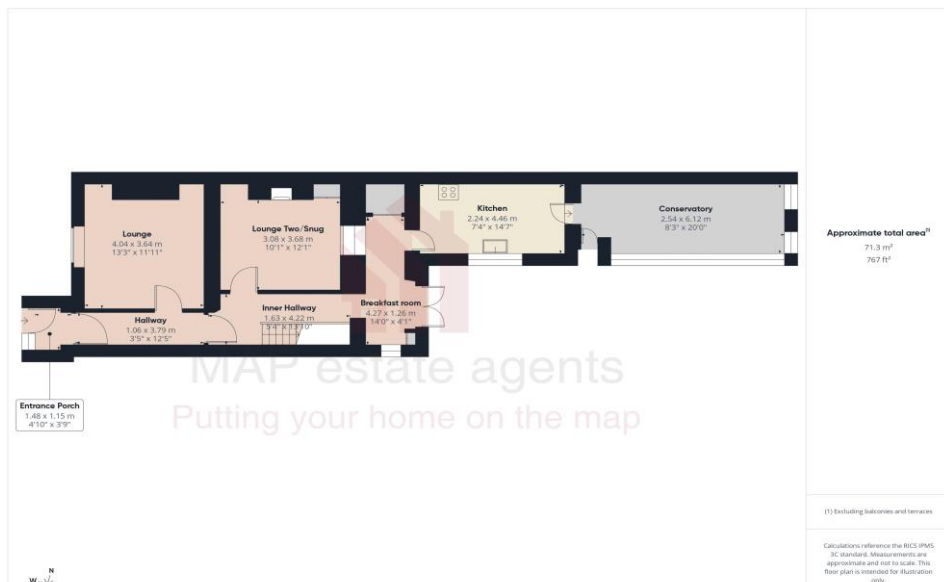
### **AGENT'S NOTE**

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

### **DIRECTIONS**

From Redruth Railway Station, proceed down the hill bearing slight right at the first set of traffic lights. At the next set of lights, turn right and at the next set of lights turn left into West End. At Barncoose Roundabout, take the first exit heading into Barncoose Terrace. On entering Agar Road, the property will be identified on the right-hand side. Continue along this road until you get to the set of traffic lights by the chapel. Take a right-hand turn onto Chili Road. You will see number 12 on the right-hand side around 100 metres down the road. If using What3words: vibes.clarifies.blessing





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## MAP's Top reasons to view this home

- Three bedrooms
- Detached studio
- Beautiful antique conservatory
- Full of character
- Generous garden
- Outside wet room
- Council Tax Band 'B'
- Private parking for three cars
- Gas central heating
- Two multi-fuel burners

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

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