

# Polgear Redruth TR16 6PS

Guide Price £850,000

- WONDERFUL EQUESTRIAN HOME
  - AROUND 7 ACRES OF LAND
- IMMACULATE FOUR BEDROOM FAMILY HOME
  - GORGOUES FEATURES THROUGHOUT
  - 40M X 20M SAND SCHOOL
- EXTENSIVE STABLES AND YARD
  - WINTERING ENCLOSURE
- GARAGING, FURTHER STABLES AND A RANGE OF USEFUL OUTBUILDINGS
- STUNNING PRIVATE AND RURAL LOCATION
- SCAN QR CODE FOR MATERIAL INFORMATION



For Illustrative Purposes Only



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Tenure - Freehold

Council Tax Band - C

Floor Area - 2055.92 sq ft



4



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2



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#### DESCRIPTION

Situated in a quiet rural backwater close by to Stithians Reservoir, a beautiful and spacious Cornish Cottage, with a fabulous Equestrian set up, boasting a Stable block and yard with three individual Stables and Tack room, five separate Paddocks, a wintering hard standing with further Stabling, an open barn with fourth stable and an impressive 40M X 20M Sand School, this property offers a ready made Equestrian facility alongside the wonderful family home.

The property itself has been painstakingly improved and extended during the current owners tenure, and now offers near faultless four bedroom accommodation, with modern flourishes complimenting the wonderful original features still present throughout the house. Accommodation briefly comprises an impressive Kitchen/Dining room, Living room, Formal Dining room, Sun room and double bedroom on the ground floor. Upstairs there's a wonderful principle Bedroom with huge dressing room and En-suite, two further double bedrooms and a very impressive four piece Family Bathroom.

Externally in addition to the Equestrian Facilities already mentioned, there's hard standing parking for multiple vehicles, a detached Garage with attached shed and attached Utility room, a Pole barn requiring some improvements, a further Open barn with additional stable 4, and a range of useful outbuildings across the grounds. In addition to the paddocks there are also charming formal garden areas across the grounds.

All in all, an incredible Equestrian offering sure to create significant interest.

#### ENTRANCE

Door opening into:

#### KITCHEN/DINING ROOM

A wonderfully proportioned triple aspect room. Large slate flag flooring. A Stunning and extensive kitchen to include a range of floor standing and wall mounted cupboard and drawer units with quartz square edged work surface over. Central island with a range of cupboards and drawers with quartz work surface over. Inset Four ring induction hob with extractor over. LED spotlights over. Two eyelevel integrated Bosch ovens. Attractive oil fired double oven Rayburn with two hot plates. Three UPVC double glazed windows to front rear and side. UPVC double glazed stable door to rear elevation. UPVC double glazed French doors leading out onto the terraced area to front. One bowl ceramic sink unit with cut drainer with mixer tap over. Two Victorian style radiators. Ample space for dining table and chairs. Open Archway with original granite lenth through to:

#### HALLWAY/CLOAKROOM

A very useful room with a continuation of the slate flooring from the kitchen/dining room. UPVC double glazed window to side elevation. Cloaks hanging space. Door opening into ground floor WC. Open doorway through to Living room. Radiator

#### WC/CLOAKROOM

A continuation of slate flooring. Low level WC. Wall mounted wash hand basin unit. Radiator. Space and plumbing for washing machine with oak work surface over. Fitted wall units. UPVC double glazed window to rear elevation. LED spotlights over.

#### LIVING ROOM

A beautiful room with a wealth of lovely features in keeping with the era of the property. Impressive inglenook fireplace with slate hearth and granite lintel and surround, Villager multi fuel stove. Painted exposed stone walls. Two UPVC double glazed windows to front elevation overlooking the front garden. Radiator. LED spotlights over.

#### DINING ROOM

Another room with fabulous Inglenook fireplace with multi fuel stove with slate hearth. UPVC double glazed window to front elevation with slate window seat. Radiator. LED spotlights over. Under stairs cupboard. Doorway leading through to bedroom four. Stairs to first floor. Open access through to:

#### SUNROOM/SNUG

A lovely addition to the property with slate flooring. upVC double glazed sliding door leading out to the front terrace. UPVC double glazed window to two sides. Radiator.

#### BEDROOM FOUR

A well proportioned double bedroom which is currently utilised as a home office. UPVC double glazed window to rear elevation. Radiator. LED spotlights over.

#### FIRST FLOOR LANDING

A lovely landing with whitewash walls and exposed granite coins. Doors leading to all three first floor bedrooms and family bathroom.

#### BEDROOM ONE

A quite remarkable Principle Bedroom Suite with two UPVC double glazed windows overlooking front garden, Both with slate window seats beneath. Loft access. Radiator. An open archway leads through to:

#### DRESSING ROOM

A very sizeable additional room absolutely flooded with natural light thanks to UPVC double glazed window to front elevation along with Velux roof light above. A full wall of built-in wardrobes. Radiator. LED spotlights over. Glazed obscured door opening to:

#### EN-SUITE SHOWER ROOM

A lovely en-suite with ceramic tile effect laminate flooring. Double sized low entry shower cubicle with Metro tiled wall with wall mounted electric shower over. UPVC double glazed window to rear renovation with slate sill beneath. Radiator. Low-level WC. Inset wash basin with cupboard unit below. LED spotlights over. Extractor fan.



### BEDROOM TWO

A generous double bedroom with UPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE

Another well proportioned room with a wonderful white washed exposed stone wall displaying the natural curve of the chimney breast rising from the dining room below. UPVC double glazed window to front elevation. Radiator. Built-in double wardrobes. Loft access.

### FAMILY BATHROOM

Two gentle steps lead down to an impressive and decadent four piece family bathroom with masses of natural light thanks to TWO UPVC double glazed windows to rear elevation. Solid oak flooring. Standalone oval bath with side mounted mixer taps with shower attachment over. Corner shower with plumbed shower unit with Victorian style showerhead over with tiled walls. Inset wash hand basin with cupboard unit beneath. Wall mounted vanity mirror. Victorian style radiator. Recessed eaves cupboard units. Wall mounted mirrored medicine cabinet. LED spotlights over.

### OUTSIDE

An electronically operated gate from the roadside opens up onto a particularly generous brick paved driveway providing parking for well over 10 vehicles. This spacious area provides access to the main house, Formal gardens, Stable block, Garage, Open Barn and tractor shed along with a vehicular access to two of the four paddocks.

### GARAGE

Timber double doors provide vehicular access. Glazed windows through to workshop. Storage space. Power and light.

### UTILITY

Attached to the main garage, a very useful outdoor space with power and plumbing. Belfast sink with hot and cold tap over. Space and plumbing for washing machine and tumble dryer. Space for chest freezer. A range of shelving.





Polgear, Redruth, TR16 6PS

### LEAN TO SHED

A useful storage space currently providing space for rvarious outdoor garden equipment. Timber glazed window to elevation. Polycarbonate roof.

### STABLE BLOCK

An excellent presented and secure stable block and yard with Tack room and three further Stables of excellent proportions. Concrete hardstanding with six bar metal gate back into the main courtyard.

### TRACTOR SHED

A generously proportioned Pole barn with ample sheltered storage space.

### OPEN BARN WITH ADDITIONAL STABLE

A generous outbuilding with open access storage area suitable for parking, along with a generous stable, currently used as a Gymnasium.

### PADDOCK ONE AND TWO.

Across the brick paved driveway there is a further exit with full pedestrian and vehicular rights across an access lane which gives further access into two of the formal paddocks. Both have vehicular access via metal multi bar gates and Both are of a gently sloping almost level nature, enjoying enjoy lovely rural views.

### SANDSCHOOL

An immaculate and naturally draining Sand school with approximate dimensions of 40 x 20 m.

### WINTER HARDSTANDING

Tremendously useful area with two field shelters providing excellent wintering.

### FURTHER PADDOCKS

To the rear of the land and behind the Winter Hardstanding. A multi bar gate gives access into two gently sloping generous paddocks both of which are secure to all sides. A further secure paddock is accessed to the north of the winter Hardstanding.





## FORMAL GARDENS AND GROUNDS

Leading out from the main property via the French doors in the kitchen/dining room or the side doors from the sunroom/snug, there's a fabulous sun terrace with space for Hot tub, and outside dining, with a charming awning providing shade in this sunny area. The main gardens are generous and mature, and lead up to and abutt the Sandschool and Winter Hardstanding. There are generous lawns, a range of mature shrubs and trees, and the remains of an impressive Medieval 'Longhouse', As you would expect, the gardens are afforded plenty of sunshine facing due south, along with an abundance of privacy.

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Oil-powered central heating is installed.

Heating features: Wood burner

Broadband: ADSL copper wire

Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Poor

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Bridleway through the land but is not used. There is a permissive bridleway instead along the existing track which has been used for decades.

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

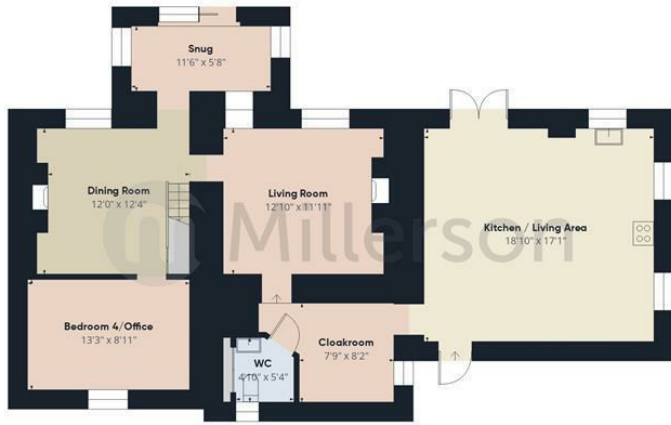
Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert



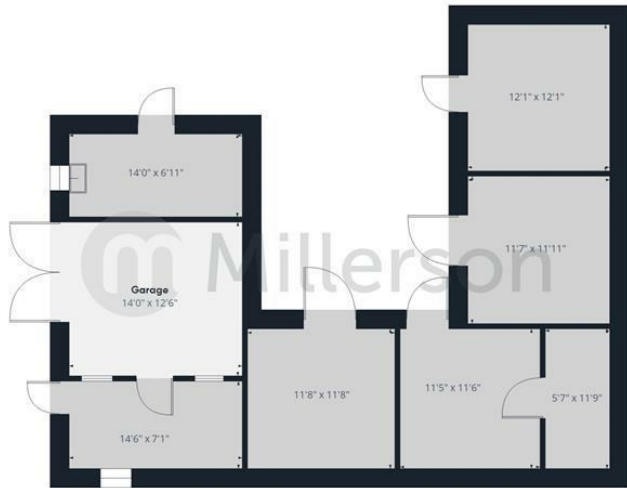


Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
2976 ft<sup>2</sup>



Floor 0 Building 2



Floor 0 Building 3

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below  
To Arrange A Valuation

**Here To Help**

29 Commercial Street  
Camborne  
Cornwall  
TR14 8IX

E: [camborne@millerson.com](mailto:camborne@millerson.com)  
T: 01209 612255  
[www.millerson.com](http://www.millerson.com)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>34</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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