

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

# BILL BANNISTER

Sales & Lettings



## 4 New Row

Treskillard, Redruth, TR16 6JZ

**£199,500**



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Situated in the rural hamlet of Treskillard which is to the South West of Redruth, we are delighted to bring to market this traditional Cornish terraced property, dating back to the 1880's, with the added bonus of being available with no onward chain. Presented to a very high standard by the current vendors, here is an opportunity for you to own perhaps your first countryside abode, to downsize or to purchase as an investment property. On entry, you will find yourself in a very bright hallway, courtesy of the window on the first floor landing casting light down to the lower level. A door opens into the generous lounge/living room/diner with an open joist ceiling and a traditional fireplace. From here, a mid-passageway with open understairs storage gives access to the rear garden and immediately adjacent, the fitted galley style kitchen which offers enough space for all of the essential appliances. There is a good sized adjoining family shower room with a corner quadrant shower enclosure. To the first floor, both bedrooms are at the front of the property and benefit from idyllic and very traditional Cornish views over open countryside, in a westerly direction. Heating is via electric wall mounted convector heaters, complemented by high quality double glazing throughout. Externally, a low maintenance, traditional walled bordered laid to lawn front garden has a pathway leading up to the front door. Accessing the rear garden from the kitchen area, there is a lower patio with steps up to the gently ascending garden. Facing towards the south east, this garden will benefit from sunny conditions in particular and presents an ideal opportunity for those with gardening tendencies to enhance the already mature borders and mid planting areas with the added bonus of an existing greenhouse. Location wise, Treskillard is a rural hamlet situated three miles to the south west of Redruth and what equates to around a ten minute drive. The town offers both independent and chain stores, cafes, a cinema and public houses. The main line railway station in the town gives links to London and bus services to Truro and Falmouth amongst other destinations. Camborne town centre also offers many amenities and that is within a similar distance and there are also out of town retail stores located at Pool, accessible by car in around ten minutes. The main A30 trunk road can be accessed via Redruth or Camborne; both options are within a twelve minute drive. Further afield, Portreath Beach, with its access to the South West Coastal Path, is within five miles and there are also many other local seaside towns and beaches nearby. Location wise, the rural

location offers access to many scenic and easily accessible hiking trails including the Bassett Monument at Carn Brea which can be reached in around forty minutes. There is also a well respected public house that offers meals and this is within walking distance at Piece.

Upvc front door with a half obscure double glazed panel in a casement style opens to:

#### **HALLWAY**

Stairs to the first floor and a high level storage cupboard housing the services. Wood panelled ceiling and a door with two clear glazed panels opens to:

#### **LOUNGE/DINER**

**14'8" x 11'8" (4.48m x 3.56m)**

Upvc double glazed casement style double opening window overlooking the front garden and aspect with a window seat below. Open joist ceiling and a traditional fireplace with a raised slate hearth and alcoves either side. EI optical mains smoke alarm. Door to:

#### **REAR PASSAGEWAY**

With understairs storage and open access to:

#### **KITCHEN**

**13'6" x 6'10" (4.14m x 2.10m)**

A galley style kitchen fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces and tiled splash backs. Mains EI heat alarm. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect behind a deep sill. Space for an electric cooker with a built-in extractor hood over. Space for a tall fridge/freezer, space and plumbing for a washing machine and a wall mounted electric convector heater. Upvc door with a half clear double glazed panel opens out to the rear garden. Door to:

#### **SHOWER ROOM**

**4'11" x 6'6" (1.52m x 1.99m)**

Part tiled with a low level wc and a wash hand basin with a tiled splash back. Corner quadrant shower cubicle with a Triton T5 electric shower, tiled splash back and sliding glass doors. Mentis extractor fan and a upvc obscure double glazed window to the rear aspect behind a deep sill. High level wall mounted Heatstore pull cord electric heater.

## FIRST FLOOR

### LANDING

Upvc double glazed window overlooking the rear garden with wider views over open countryside in a south easterly direction.

### BEDROOM 1

**9'9" x 12'0" (2.98m x 3.67m)**

Double opening upvc double glazed casement style window overlooking the front garden and aspect with wider views over open countryside in a westerly direction. Wall mounted electric convector heater. Door opens to a storage cupboard housing a hot water cylinder with slatted shelved storage above.

### BEDROOM 2

**7'4" x 8'9" (2.24m x 2.67m)**

Upvc casement style double glazed window overlooking the front garden and aspect with wider views over open countryside in a westerly direction. Wall mounted electric convector heater.

### OUTSIDE

A gate opens to a traditional pathway leading to the front door. The garden is bordered on all sides by a traditional wall with borders of mature bushes, plants and shrubbery. To the rear a door from the kitchen opens to a rear lower patio area with an outside light and an external tap. There is a raised ascending garden with a south east facing position. Steps lead up to a lawned area with a greenhouse and there is a delightful range of mature plants, shrubs, bushes and trees. There is also a side border of mature shrubbery, plants, bushes and trees. To the rear there is a gate to a shared access pathway and the garden is fully enclosed.

## DIRECTIONS

From our office in Redruth proceed along Falmouth Road and up to the five crossroads and traffic lights. Turn right towards Helston proceeding up Buller Hill and take the turning right sign posted to Carnkie. Continue all the way through the village of Carnkie and at the T junction by the Countryman Inn turn right into Loscombe Road and then take the turning left sign posted to Treskillard. Proceed along for approximately half a mile and the property will be found on the left hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

## SERVICES

Mains drainage, mains water, mains electricity and electric heating.

Broadband highest available download speeds - Standard 15 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor & variable indoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).



## Road Map



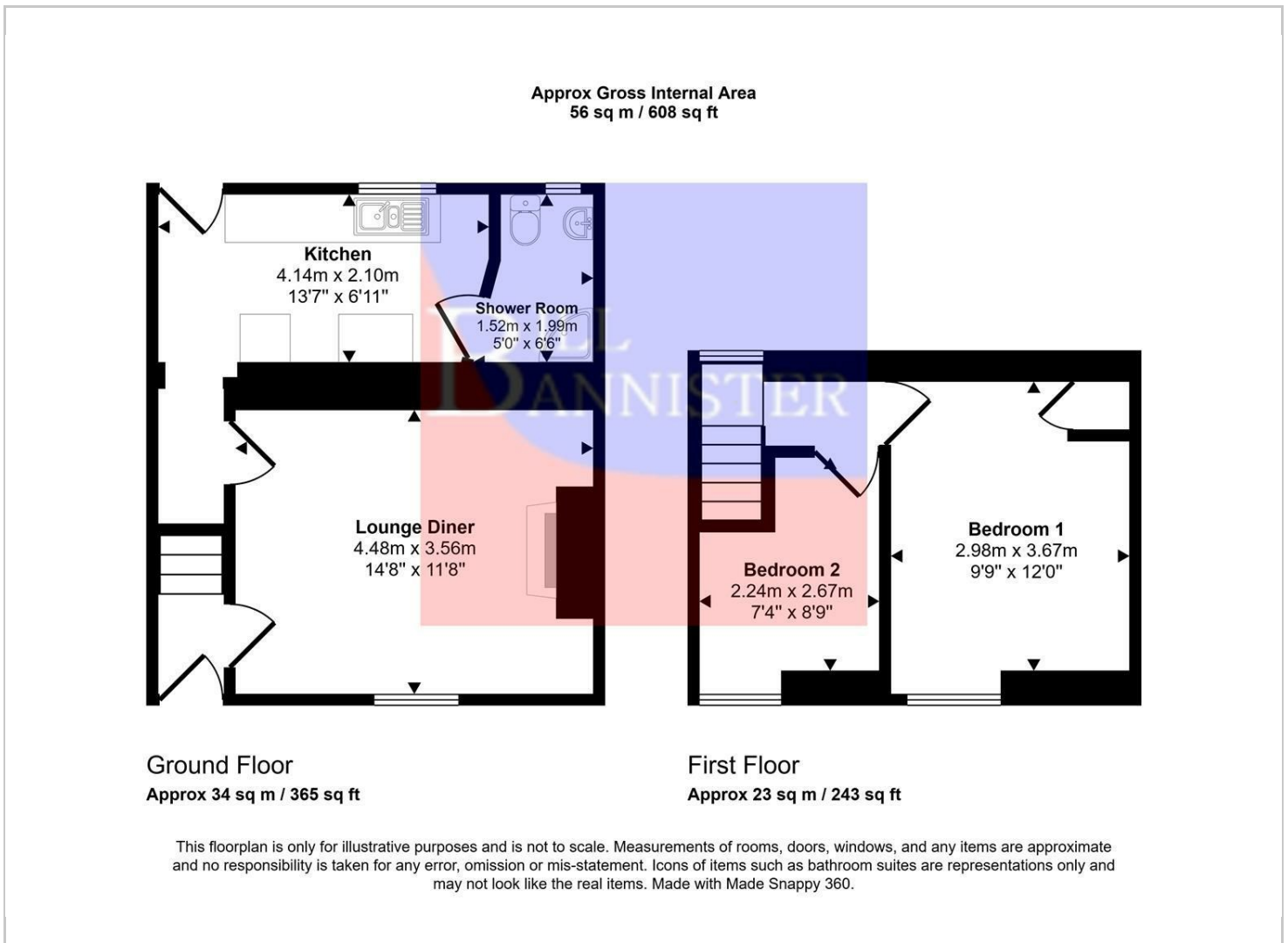
## Hybrid Map



## Terrain Map



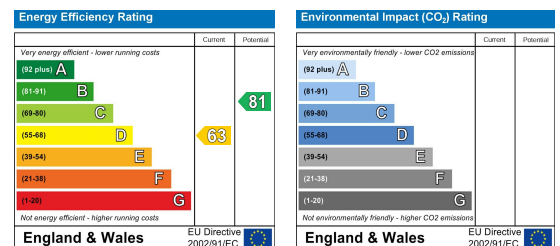
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 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.