



Redruth

A delightful, detached country cottage
Set in the heart of Carn Brea village
Tucked away location by woodland
Gas central heating by radiators
UPVC double glazed windows and doors
Sitting room with fireplace and multifuel stove
Open plan fitted kitchen/living/dining room
Two double bedrooms, two bathrooms, potential for a third bedroom
Generous, private and sheltered gardens
Timber outbuildings, parking for four cars

Guide £350,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7203



We are delighted to offer as our client's sole agents, this delightful, detached two bedroom country cottage which is set in an idyllic rural location at the end of a private lane facing mature woodland and countryside.

The cottage has been renovated in recent years and has plenty of character and charm to delight any potential new owners who may be looking to embrace a chilled rural lifestyle in this Cornish village.

Packed with features including gas fired central heating by radiators, UPVC double glazed windows and doors, a focal point fireplace with wood burning stove in the sitting room, light oak internal doors, a comprehensive fitted kitchen and a combination of hard wearing flooring and carpets throughout.

The well proportioned accommodation includes an entrance hall, a ground floor bathroom, sitting room and a large open plan kitchen/living/dining room. A staircase from the sitting room leads to a large first floor landing which we understand has been used as a bedroom area and with an addition of a stud wall and door could become the third bedroom, two current bedrooms and a shower room. Outside the property you will find parking for four vehicles and delightful generous lawned gardens with several timber outbuildings.

The cottage is close to plenty of country walks along the old tramways and St Euny Church is just a short walk from the property. The location is good for access to the surrounding towns of Redruth, Camborne, Falmouth and the Cathedral city of Truro.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine property. Why not call for an appointment today?

THE ACCOMODATION COMPRISES

UPVC double glazed front door with frosted privacy panel to:

UTILITY PORCH

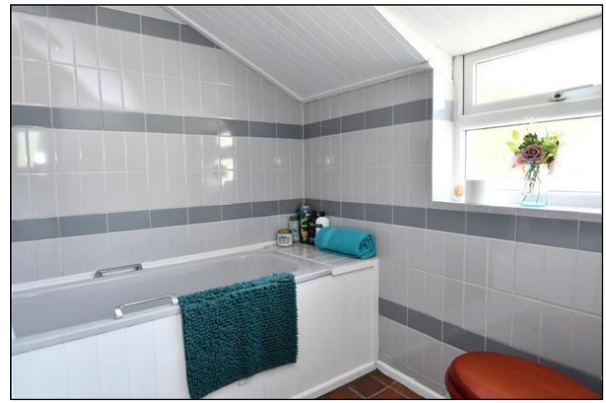
Double glazed flank window, space for a tumble dryer, radiator, quarry tiled flooring, plumbing for washing machine, door to:

INNER LOBBY

With continued quarry tiled flooring, electric consumer box, gas central heating boiler.

BATHROOM 2.13m (7'0") x 1.83m (6'0")

A coloured suite comprising of a handled and panelled bath, thermostatically controlled Trlton electric shower and fully tiled surround, wash hand basin set on a vanity unit, low flush wc, double radiator, quarry tiled floor, frosted double glazed window, painted pine panelled ceiling, exposed granite walling, solid oak internal door.



SITTING ROOM 4.57m (15'0") x 3.71m (12'2")

Solid oak internal doors, painted rough cast walling, a focal point granite fireplace which has a solid granite lintel and inset Clearview multi-fuel stove set on a black slate hearth, four double wall lights, exposed stone walling, open tread staircase to first floor, fitted carpet, TV aerial point, double opening light oak and frosted glazed internal doors leading to:



KITCHEN/LIVING/DINING ROOM 7.70m (25'3") x 4.39m (14'5")

A bright and spacious dual aspect room which is obviously the hub of the house and having a delightful outlook through double glazed windows to the side and rear, double opening patio doors leading to the garden again with lovely views to woodland, double radiator, porcelain tiled floor, open plan to:



KITCHEN

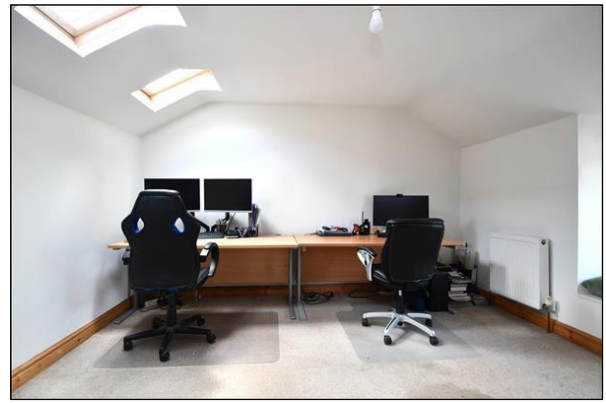
Comprehensively equipped with a full range of wall and base units in medium oak finish with brushed steel handles and wrap around granite effect work surfaces plus metro tiling over, freestanding Rangemaster cooker with gas rings and electric double oven, stainless steel filter hood over, plumbing for washing machine and dishwasher, space for tallboy refrigerator/freezer, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, strip light, double glazed stable door with frosted privacy panel to outside, four double wall lights, TV aerial point.



OPEN TREAD STAIRCASE FROM SITTING ROOM TO:

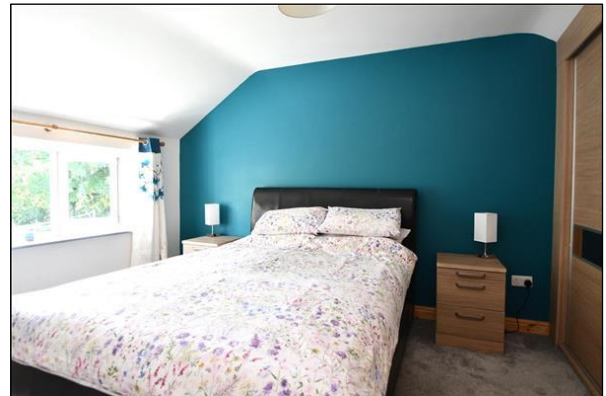
FIRST FLOOR LANDING 3.81m (12'6") x 3.66m (12'0")

We understand that this has been used as an open plan bedroom and is currently our clients home office. This has a double radiator, dual aspect with double glazed window overlooking the rear and two Velux skylights above, exposed stone walling, fitted carpet, double radiator, fitted carpet. With the addition of a stud wall and a door, this could become a permanent third bedroom.



BEDROOM ONE 3.73m (12'3") x 3.10m (10'2") measured to wardrobe front.

With broad UPVC double glazed window enjoying delightful views across the gardens to woodland and countryside, wall-to-wall Hammonds wardrobe cupboards with hanging space and shelving, fitted carpet, six panelled internal door, ceiling drop light, plumbing for a radiator.



BEDROOM TWO 4.57m (15'0") x 2.39m (7'10") plus 1.85m (6'1") x 0.46m (1'6")

Dual aspect with a double glazed window overlooking the rear and matching window overlooking the gardens to countryside, radiator, fitted carpet, access to insulated loft space.



SHOWER ROOM 2.44m (8'0") x 2.01m (6'7")

Well appointed with a white suite comprising; large fully tiled shower cubicle, reproduction chrome mixer shower with rainfall head and hand shower, curved shower screen, pedestal wash basin, chrome easy-on hot and cold taps and tiled splashback, glass accessory rack, mirrored bathroom cabinet over, low flush wc, recessed frosted double glazed window, tiled flooring, double radiator, six-panelled internal door.



OUTSIDE

The cottage is approached via a small private lane which leads to a few properties and Trevanion Cottage is at the far end. There is also a secondary side pedestrian access which leads to Trevanion Terrace.

PARKING

Our clients currently park four vehicles within their driveway.



GARDENS

The cottage has the most delightful gardens which are well fenced and gated (our vendors have dogs). A concrete pathway leads across the property and continues down the garden passing timber outbuildings. The garden abuts mature woodland which provides privacy and seclusion with the garden itself attracting plenty of sunshine throughout the day.

OUTBUILDINGS



WORKSHOP 4.01m (13'2") x 2.57m (8'5")

Of timber construction with lighting and power, dual aspect double glazed windows and door and new wiring.

TIMBER SHED 2.67m (8'9") x 2.44m (8'0")

Again, with light and power.

STORAGE SHED 2.13m (7'0") x 1.65m (5'5")

IMPLIMENT SHED 2.26m (7'5") x 1.83m (6'0")

Located on the driveway.

SERVICES

Mains drainage, electricity and water, gas central heating.

COUNCIL TAX Band B.

**STRICTLY BY APPOINTMENT THROUGH OUR OFFICE
WHERE DIRECTIONS WILL BE GIVEN BE PRIOR TO
YOUR APPOINTMENT**

MONEY LAUNDERING

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

