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**Portreath,
Redruth**

**£440,000
Freehold**





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Redruth**

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Property Introduction

A deceptively spacious property offering family size accommodation with the added benefit of an enclosed large garden to the rear. The rear garden will allow for the cottage to be extended and there is the potential to create separate living accommodation with its own access at the bottom of the garden, subject to the usual consents. On entering the cottage, a hallway gives access to an inviting lounge with a granite lintel fire surround and a beamed ceiling. A central kitchen which benefits from fitted units and from here is a utility porch with access to the rear garden. A separate dining room with a large picture window and a traditional wood burner enjoys an outlook over the garden. On the first floor there are three bedrooms and a bespoke bathroom.

The cottage is fully double glazed and heating is provided by an oil fired Worcester boiler. The front garden sets the property away from the pavement and is laid out to be easy to maintain, as mentioned previously the rear garden is a major asset which would allow for the cottage to be extended, if required. Parking is also available off-road to the rear.

Location

Portreath is a popular coastal village noted for its sandy beach and active harbour. Popular with surfers and bathers alike the North Coast Footpath with its stunning walks passes through the village and it is still possible to purchase crabs and lobsters from the local fisherman at the right time of the year. The village has local shops, a bakery and a choice of Public Houses all of which offer dining facilities. Schooling is available for younger children within the village whilst senior education is available nearby at Redruth. Greenfield Terrace is set within a quiet cul-de-sac benefiting from a village green and less than five minutes walk from the beach.

Ideally placed for access to the major transport routes, the A30 trunk road can be found within five miles and Redruth, which is the nearest major town, has a mainline Railway Station with direct links to London Paddington and the north of England. Truro, the administrative and shopping centre for Cornwall is nearby and the university town of Falmouth on the south coast is within a commuting distance. Newquay airport is circa thirty minutes away and here one will find direct flights to London and main UK cities together with European destinations.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-
HALLWAY

Stairs to the first floor and a ceramic tiled floor. Dado rail, radiator and coved ceiling. Spotlighting. Doors open off to:-

LOUNGE 13' 5" x 12' 9" (4.09m x 3.88m) maximum measurements into alcove

uPVC double glazed window to the front. Focusing on a granite lintel fireplace housing a recessed electric coal effect fire and with open beamed ceiling. Alcoves to either side of the fireplace, laminate flooring and radiator. Four wall lights.

KITCHEN 12' 10" x 8' 1" (3.91m x 2.46m) maximum measurements

uPVC double glazed window to the side. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Cooker point, space and plumbing for a dishwasher and ceramic tiled splashbacks. Coved ceiling and radiator. Door through to utility porch and dining room.

UTILITY PORCH 5' 6" x 4' 1" (1.68m x 1.24m)

uPVC double glazed door and window to rear. Space and plumbing for an automatic washing machine and tumble dryer.

DINING ROOM 12' 11" x 10' 5" (3.93m x 3.17m) maximum measurements into alcove

uPVC double glazed picture window overlooking the garden. Focusing on a full width brick fireplace with tiled hearth housing a wood burning stove and with alcove cupboard storage to either side. Radiator, laminate flooring and four wall lights.

FIRST FLOOR LANDING

On two levels with access to loft space and radiator. Panelled doors opening off to:-

BEDROOM ONE 12' 7" x 10' 4" (3.83m x 3.15m)

uPVC double glazed window to the front. Built-in two door wardrobe unit and radiator.

BEDROOM TWO 12' 5" x 10' 6" (3.78m x 3.20m)

uPVC double glazed window to the rear enjoying a rural backdrop. Radiator.

BEDROOM THREE 9' 6" x 5' 5" (2.89m x 1.65m) L-shaped, maximum measurements

uPVC double glazed window to the front. Built-in wardrobe and storage. Radiator.

BATHROOM

uPVC double glazed window to the side. Contemporary style suite consisting of vanity unit incorporating storage and with a built-in wash hand basin with waterfall mixer tap, hidden cistern WC complementing the vanity wash hand basin with bespoke granite counter tops, walk-in shower enclosure with plumbed rain head power shower, two towel radiators. Airing cupboard containing copper cylinder, spotlighting and heated illuminated mirror.

OUTSIDE FRONT

The front rose garden sets the property back from the pavement with a dwarf stone wall and there is a largely maintenance free gravelled area with bark covered borders and shrubs.

REAR GARDEN

The rear garden is, as previously stated, of a generous size, largely lawned, there is an extensive decked patio immediately to the rear of the property. Block single garage and additional parking for two cars (with development potential). External Worcester oil fired combination boiler. Outside water supply.

AGENT'S NOTE

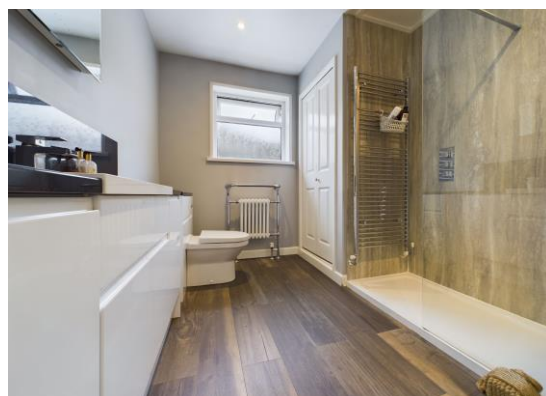
Please note, the Council Tax Band for the property is band 'C'.

SERVICES

Mains water which is from a metered supply, mains electricity and mains drainage.

DIRECTIONS

Leaving Redruth, take the B3300 towards Portreath, on entering the village with the Primary School on your left hand side, continue into Penberthy Road and take the first turning right into Greenfield Terrace, turn left and the property will be found on the right hand side. If using What3words:- picture.downfield.ramps

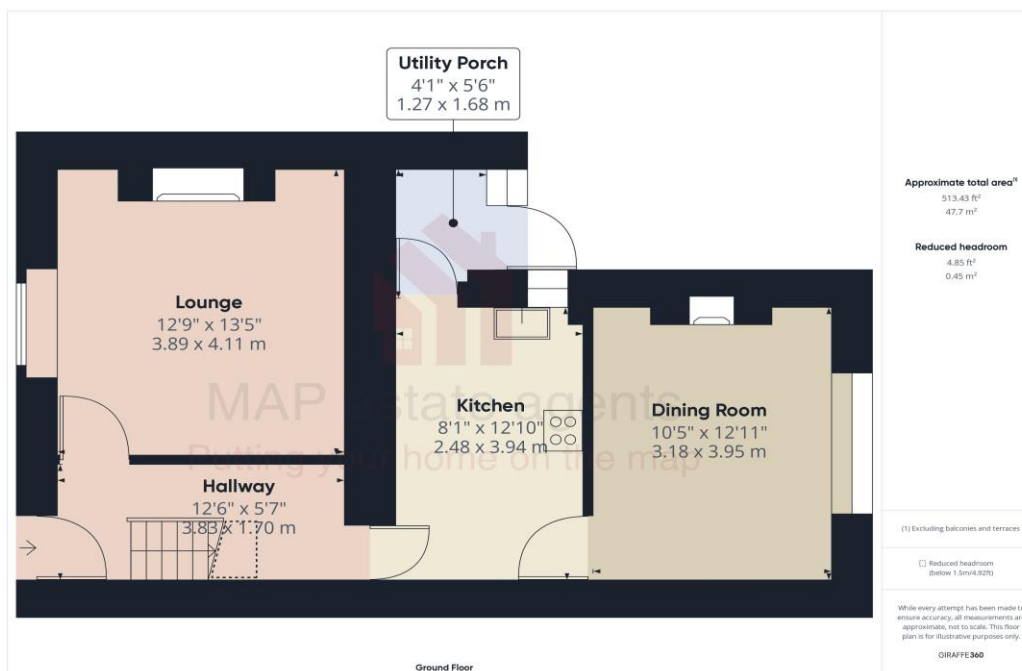


Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Character terraced cottage
- Within yards of sandy beach and harbour
- Quiet cul-de-sac setting
- Three bedrooms
- Lounge and dining room
- Fitted kitchen and utility
- First floor bespoke bathroom
- uPVC double glazed and oil heating
- Generous rear garden and parking
- Potential for extending and development



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