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Treskerby, Redruth

## Treskerby, Redruth

Redruth 2.5 miles | Portreath (north coast) 5 miles |  
Camborne 6 miles | Truro City 11 miles | Falmouth (south coast) 12 miles |  
Newquay Airport 19 miles | Plymouth 62 miles | Exeter M5 95 miles (Distances are approximate)

Situated in a rural backwater on the Truro side of Redruth, this superbly presented cottage offers an eclectic mix of traditional and contemporary style. Ideal as a family home, there are four double size bedrooms and a family bathroom on the first floor.

Entrance vestibule | Hall | Lounge | Kitchen/diner | Utility room | Conservatory | Second Sitting room | Playroom/office | Four bedrooms | Family bathroom | Gardens | Parking

**£430,000**

**Freehold**



## Property Introduction

From the entrance hall there is access to a lounge featuring a floor to ceiling stone fireplace with wood burner complemented by an open beamed ceiling. The kitchen/diner is fitted with a contemporary range of units, there is a second lounge which could be used as a formal dining room and gives access to the conservatory at the front of the cottage. In addition to the above there is a play room which would also suit those looking for a home office, one will also find a utility porch and second WC. The cottage benefits from uPVC double glazing and there is a mains gas central heating system.

To the outside formal gardens lie to both front and rear, the rear garden is enclosed and secure for younger children and is ideal for outside entertaining.

To one side of the cottage a gravel driveway affords parking for several vehicles and there is an electric vehicle charging point.

Sure to attract a high level of interest, this character property requires closer inspection to be fully appreciated and we recommend viewing our interactive virtual tour prior to arranging a closer inspection.

## Location

Conveniently located on the north side of the town and having good access to both Redruth and the A30, which is less than a mile away, Cornwall's city and shopping centre, Truro, is

within eleven miles, Falmouth, the university town of Cornwall on the south coast is within twelve miles and Portreath on the north coast is only five miles distant.

Redruth offers mainline rail links to London and the north of the country, there are banks, schooling and a mix of local and national shopping outlets. The town also houses Kresen Kernow which is the worldwide centre for those researching Cornish history and their heritage.

## ACCOMMODATION COMPRISES

uPVC double glazed entrance door opening to:-

### ENTRANCE VESTIBULE

Radiator. Door to:-

### HALLWAY

A central hallway with stairs to the first floor incorporating a storage cupboard under. Radiator. Panelled doors opening off to:-

### LOUNGE 16' 1" x 12' 1" (4.90m x 3.68m)

Two uPVC double glazed windows to the front. Focusing on a floor to ceiling stone fireplace with recessed wood burning stove and with an open beamed ceiling. Two radiators.

### KITCHEN/DINER 20' 6" x 11' 5" (6.24m x 3.48m)

Enjoying a dual aspect with uPVC double glazed windows to the rear and side. uPVC double glazed door to rear. Restyled with a range of eye level and base units having adjoining square edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. Integrated oven with gas hob and stainless steel hood over, built-in dishwasher and extensive ceramic tiled splashbacks. Inset spotlighting, radiator and door to:-

### UTILITY ROOM 8' 0" x 7' 5" (2.44m x 2.26m)

uPVC double glazed window and door to rear. Base unit with square edge working surface incorporating an inset stainless steel sink unit, space and plumbing for an automatic washing machine and tumble dryer. Tiled splashback. Radiator. Door to:-



### CLOAKROOM

uPVC double glazed window to the rear. Remodelled with a close coupled WC, wall mounted wash hand basin and radiator. Two door storage cupboard. Returning to hallway, doors off to:-

### SECOND SITTING ROOM/DINING ROOM 13' 10" x 13' 1" (4.21m x 3.98m) maximum measurements

uPVC double glazed windows to the front and side. Focusing on a wood fire surround with slate hearth housing a gas coal effect fire. Coved ceiling and radiator. Door to:-

### CONSERVATORY 11' 3" x 5' 5" (3.43m x 1.65m)

Enjoying a triple aspect with uPVC double glazed windows and with a uPVC double glazed patio door opening to the front. Ceramic tiled floor and radiator.

### PLAYROOM/HOME OFFICE 11' 11" x 7' 2" (3.63m x 2.18m) plus recesses

uPVC double glazed window to utility porch. Radiator and two display recesses. Loft space above.

### FIRST FLOOR LANDING

A central galleried landing with uPVC double glazed window to the side. Airing cupboard housing gas combination boiler and radiator. Doors opening off to:-

### BEDROOM ONE 16' 10" x 12' 0" (5.13m x 3.65m)

Two uPVC double glazed windows over the front garden. Canopy ceiling and two radiators. Loft space above.

### BEDROOM TWO 13' 5" x 12' 1" (4.09m x 3.68m)

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Part canopy ceiling. Radiator. Loft space above.

### BEDROOM THREE 11' 9" x 10' 6" (3.58m x 3.20m) maximum measurements less door recess

uPVC double glazed window over rear garden. Radiator.

### BEDROOM FOUR 9' 9" x 8' 8" (2.97m x 2.64m)

uPVC double glazed window to the side. Radiator.

### BATHROOM

uPVC double glazed window to the rear. Refitted with a modern suite consisting of a concealed cistern WC with vanity storage unit incorporating a wash hand basin, double end bath and shower enclosure with plumbed shower and full ceramic tiling to walls. Spotlighting, ceramic tiled floor and ladder radiator.

### OUTSIDE FRONT

The front garden is mainly lawned with mature hedging and to one side is a gravelled driveway which gives off-road parking and incorporates an electric vehicle charging point.

### REAR GARDEN

The rear garden is enclosed and secure for younger children and pets, largely lawned with a range of mature shrubs to the borders and features a part enclosed decked patio which is ideal for outside entertaining

### AGENT'S NOTE

The Council Tax band for the property is band 'C'.

### DIRECTIONS

From Redruth Railway Station proceed up the hill into Higher Fore Street and at a give way sign give way into East End. Continue into East End and at the next mini-roundabout take the next exit into Mount Ambrose, after passing the entrance to Knights Way on the left hand side, take the right into Highway Lane and continue through Highway Lane and on into Treskerby where the property will be identified on the left hand side by our For Sale board. If using What3words:- stream.lawfully.yarn

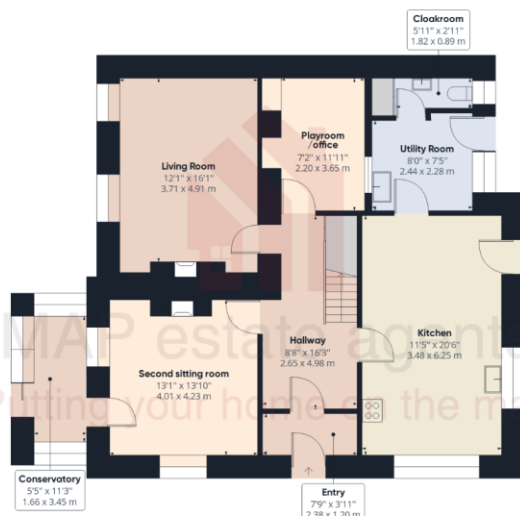


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-64)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

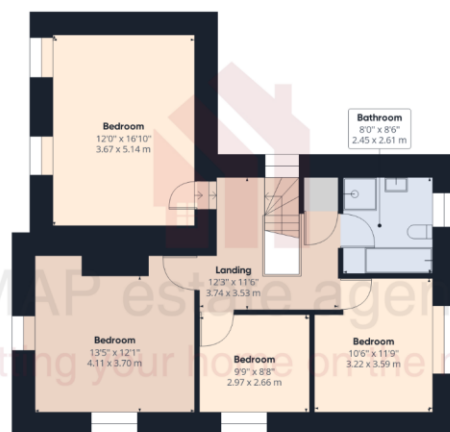


## MAP's Top reasons to view this home

- Character end terrace cottage
- Four bedrooms
- Lounge with beamed ceiling and wood burner
- Second sitting room/dining room
- Well appointed 20' kitchen/diner
- First floor bathroom
- Conservatory
- Utility room and cloakroom
- Generous gardens and parking
- Stunning cottage in rural location



Ground Floor



Floor 1

### Approximate total area<sup>(1)</sup>

1843.94 ft<sup>2</sup>  
171.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)  
[www.mapestateagents.com](http://www.mapestateagents.com)

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