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**Treskillard,  
Redruth**

**£380,000  
Freehold**





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## **Property Introduction**

Believed to date from the late 1800's, this detached cottage is tucked away from passing traffic and is set within the rural hamlet of Treskillard, on the picturesque Great Flat Lode footpath and bridleway. Having been extended in recent years, it now offers a contemporary living space incorporating a fitted kitchen which is complemented by a generous dual aspect lounge with a wood burner. From the kitchen area there is a utility porch and bathroom. The first floor offers a principal bedroom with a dual aspect and an en-suite and there are two further bedrooms. Fully double glazed, heating is provided by an oil fired boiler supplying radiators with storage heating in the lounge.

To the outside one will find a low maintenance garden to the front with parking to the side for two vehicles. The rear garden is attractively laid out with a range of mature shrubs and offers a high level of privacy. Cottages in this location are sought after and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

Treskillard is a hamlet situated three miles to the south west of Redruth and a similar distance from Camborne. Schooling is available for younger children at Four Lanes and senior schooling will be found in either Camborne or Redruth. Treskillard is a haven for country walks and there is a respected Public House within walking distance at Piece.

Redruth, the nearest major town, offers national and local shopping outlets together with a mainline Railway Station with direct links to London and the north of England. Out of town retail outlets will be found at Pool as will access to the A30 trunk road. Falmouth, on the south coast, Cornwall's university town is within thirteen miles, Truro, the administrative and cultural centre of Cornwall is within fifteen miles and Portreath on the north coast which is famed for its sandy beach and active harbour, is within five miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

#### **ENTRANCE PORCH**

uPVC double glazed windows on three sides set on dwarf walling with slate sills and a tiled floor. uPVC double glazed door to:-

**KITCHEN/LIVING ROOM 20' 11" x 16' 8" (6.37m x 5.08m)  
maximum measurements**

uPVC double glazed window to the front, two uPVC double glazed windows to the rear and 'Velux' skylight. Staircase to first floor,

doors opening off to lounge and utility porch. The living area features an open beamed ceiling, has stairs to the first floor with storage cupboard beneath and there is a partial room divider formed by the kitchen units creating a light and airy open space ideal for those with younger children.

### KITCHEN AREA

The kitchen features a range of 'Shaker' style kitchen units arranged on three sides with attached square edge beech block working surfaces and featuring an inset porcelain one and a half bowl sink unit with mixer tap. There is an integrated 'Bosch' oven with ceramic hob and stainless steel cooker hood over, integrated fridge and with ceramic tiled splashback. Inset spotlighting, laminate flooring and radiator.

### LOUNGE 21' 11" x 12' 10" (6.68m x 3.91m) maximum measurements, irregular shape

Enjoying a dual aspect with uPVC double glazed window to the front and uPVC double glazed French doors to the rear. Focusing on a freestanding wood burning stove set on a slate hearth and with two storage heaters.

### UTILITY PORCH 8' 8" x 7' 8" (2.64m x 2.34m)

uPVC double glazed window and door to rear. Fitted with a range of base and eye level units having adjoining wood working surfaces and with space and plumbing for an automatic washing machine, dishwasher and tumble dryer. Floor mounted 'Worcester' oil fired combination boiler. Door to:-

### BATHROOM

uPVC double glazed window to the rear. Fitted with a contemporary suite consisting of a close coupled wc, pedestal wash hand basin and panelled bath with 'Mira Sport' electric shower over. Extensive ceramic tiled splashbacks and radiator.

### FIRST FLOOR LANDING

A central landing with doors opening off to:-

### PRINCIPAL BEDROOM 16' 8" x 12' 11" (5.08m x 3.93m) maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the front and two uPVC double glazed windows to the side. Part bonnet ceiling and radiator.

### EN-SUITE SHOWER ROOM

uPVC double glazed window to the rear. Fitted with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and corner shower enclosure with 'Mira' electric shower. Extensive tiling to walls. Towel radiator and inset spotlighting.

### BEDROOM TWO 11' 11" x 9' 11" (3.63m x 3.02m)

uPVC double glazed window to the front and rear. Bonnet ceiling and radiator.

### BEDROOM THREE 7' 8" x 7' 2" (2.34m x 2.18m)

uPVC double glazed window to the front. Part bonnet ceiling and radiator.

### OUTSIDE FRONT

To the front the garden is enclosed and with ease of maintenance in mind has been gravelled. Pedestrian access leads to the side and set to one side of the cottage there is parking for two vehicles and a further pedestrian access to the rear garden. Timber shed.

### REAR GARDEN

The rear garden is enclosed and offers a high level of privacy, it is mainly lawned with mature shrubs and hedging and there is a raised deck barbecue/seating area at the bottom of the garden. Immediately to the rear of the cottage there is a patio, external water supply and timber storage shed.

### AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'C'.

### SERVICES

The cottage benefits from mains electricity, mains water and mains drainage. There is a positive pressure ventilation system installed in the property which purifies the air and reduces condensation.

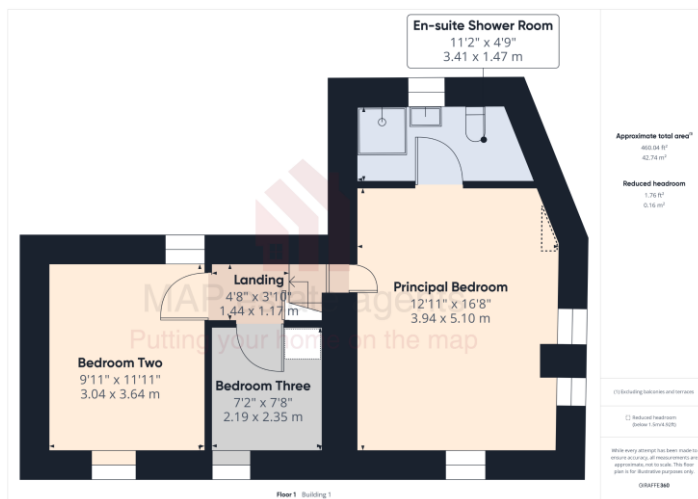
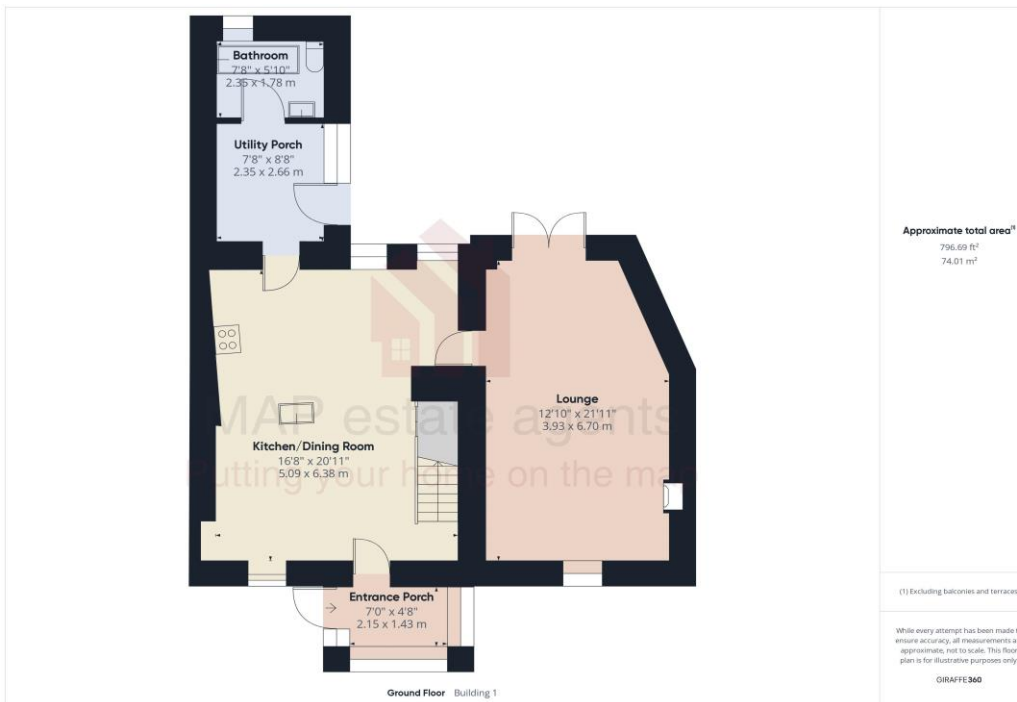


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Rural off-road location in popular village
- Three bedrooms
- Principal bedroom with en-suite
- Large dual aspect family room/kitchen
- Utility porch
- Ground floor bathroom
- uPVC double glazing and electric heating
- Enclosed private garden to rear
- Parking for two cars
- Detached cottage believed to date from 1881



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