



MAP estate agents
Putting your home on the map

Twelveheads, Truro

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A30 trunk road 4 miles | Truro 6 miles | Redruth 6 miles | Portreath (north coast) 7 miles | Falmouth (south coast) 10 miles | Newquay Airport 24 miles | Plymouth 60 miles | Exeter (M5) 93 miles (all distances approximate)

Situated within the rural hamlet of Twelveheads, Hammerton House is a detached rural cottage set in large gardens and with the added benefit of a detached log cabin at the top of the garden.

The property has been partially renovated and now requires finishing.

House:- Entrance vestibule | Kitchen | Lounge/Dining room | Utility/Second Kitchen | Lounge | Sun room | Two bedrooms | Shower room | Gardens | Parking

Cabin:- Entrance vestibule | Lounge | Kitchen | Bedroom with en-suite shower room | Mezzanine | Deck

£400,000 Freehold



Property Introduction

Hammerton House offers lots of character and there is now the potential to complete the project to the new owner's taste. There are two double size bedrooms on the first floor, both of which enjoy a rural outlook and a shower room.

The kitchen has a contemporary theme with a combination of stainless steel and gloss finished units and features a peninsular bar, there is a lounge/dining room with exposed wood floorboards which gives access to a further lounge featuring a floor to ceiling stone fireplace with a wood burner.

To the front there is a generous sun room and accessed from the lounge/dining room is a utility room/second kitchen.

Largely double glazed, in addition to open fires there is an LPG gas fired central heating system.

The gardens lie mainly to the rear of the property and are mainly lawned with planted shrubs and feature space for alfresco dining.

The 'secret cabin' at the top of the garden has a rustic theme and includes a lounge with wood burner, kitchen and bedroom with an en-suite shower room.

Accessed from the lounge is a mezzanine level which gives additional sleeping accommodation. To the front of the cabin is a wrap around deck which gives access to an outside entertainment area with space for a barbecue.

There is, in our opinion, a great deal of scope with this property with the ability to obtain an income by letting long term, or holiday letting, the 'secret cabin' (subject to any necessary consents). Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The hamlet of Twelveheads, situated in the heart of Cornwall's mining past, is conveniently located for access to the county town of Truro, the university town of Falmouth on the south coast and the north coast village of Porthtowan, which is noted for its sandy beach and surfing.

Mainline railway stations will be found at Redruth and Truro.

Twelveheads is home to 'Bon Appetit' which is well respected locally as a restaurant serving breakfast, brunches and lunches.

There is easy access to the Poldice Valley, popular with cyclists and walkers and the coast to coast cycle way is nearby.

ACCOMMODATION COMRPRISES HOUSE

Composite door opening to:-

VESTIBULE

Door to:-

KITCHEN 13' 10" x 9' 9" (4.21m x 2.97m)

uPVC double glazed window to the front enjoying a rural outlook.

Remodelled with a range of eye level and base gloss grey and stainless steel faced units with a composite working surface incorporating a stainless steel oven with ceramic hob over.

Peninsular bar with polished concrete finish with storage beneath and featuring an under slung sink unit with mixer tap. Built-in microwave, inset spotlighting and vertical radiator. Doorway through to:-

LOUNGE/DINING ROOM 13' 10" x 11' 11" (4.21m x 3.63m)

maximum measurements

uPVC double glazed window to the front, again enjoying a rural outlook. Brick fireplace with wood mantel with an open fire, wood flooring and vertical radiator. Stairs to first floor and doors opening off to:-

INNER PASSAGE

Door to:-

UTILITY/SECOND KITCHEN 9' 6" x 6' 0" (2.89m x 1.83m)

Window to the side. Fitted with a range of eye level and base units with adjoining wood working surfaces and incorporating an inset one and a half bowl colour coordinated sink unit with mixer tap. Built in 'Bosch' stainless steel double oven and wall mounted 'Vaillant' LPG



gas boiler. Space and plumbing for automatic washing machine and tumble dryer.

LOUNGE 11' 11" x 11' 6" (3.63m x 3.50m) maximum measurements

uPVC double glazed window to the front enjoying a rural outlook. Focusing on a floor to ceiling stone fireplace housing a wood burning stove and with exposed wood flooring. Open beamed ceiling and vertical radiator.

SUN ROOM 9' 6" x 8' 4" (2.89m x 2.54m) irregular shape, plus angle

Having a rural outlook to the front across the valley and with a door leading out to the front.

FIRST FLOOR LANDING

A central landing with ledge and brace doors opening off to:-

BEDROOM ONE 12' 3" x 11' 6" (3.73m x 3.50m)

uPVC double glazed window to the front enjoying a rural outlook. Open beamed ceiling, overstairs storage cupboard and radiator.

BEDROOM TWO 12' 4" x 10' 11" (3.76m x 3.32m)

uPVC double glazed window to the front enjoying a rural outlook. Open beamed ceiling and radiator.

SHOWER ROOM

uPVC double glazed window to the rear. Remodelled in a contemporary style with a close coupled WC, pedestal wash hand basin, flush entry door less shower enclosure with plumbed shower incorporating a rain head. Part shower boarding to walls, towel radiator and ceramic gloss tiled flooring.

'SECRET CABIN'

Wood door to:-

ENTRANCE VESTIBULE 7' 2" x 5' 5" (2.18m x 1.65m)

Access to:-

LOUNGE 12' 2" x 9' 5" (3.71m x 2.87m)

Window to the front. Focusing on a wood burning stove and with rustic timber shelving and stairs leading up to the mezzanine.

KITCHEN 7' 5" x 6' 10" (2.26m x 2.08m) L-shaped, maximum measurements

Window to the rear. Fitted with a range of eye level and base white faced units with adjoining square edge moulded worktops with a one and a half bowl sink unit with mixer tap. Integrated fridge.

BEDROOM 11' 11" x 9' 6" (3.63m x 2.89m)

Enjoying a dual aspect with windows to the front and side.

EN-SUITE SHOWER ROOM

Window to the rear. Fitted with a close coupled WC, wall mounted wash hand basin and with a recessed tiled shower enclosure with electric shower. Timber panelling to walls and electric towel radiator.

MEZZANINE LEVEL 13' 0" x 6' 9" (3.96m x 2.06m)

Windows to the front and rear. Ideal for additional sleeping space, there is exposed timber framing to the ceiling.

TERRACE FOR THE SECRET CABIN 21' 10" x 3' 11" (6.65m x 1.19m) maximum measurements

To the front there is a wrap around deck seating space with stainless steel and glass balustrade which gives access to a recessed entertainment space featuring a barbecue.

OUTSIDE FRONT

To the front of the property there is off-road parking for two/three vehicles and steps lead up to the front garden which is attractively planted with low maintenance beds.

REAR GARDEN

The majority of the garden lies to the rear with steps leading up to a mainly lawned garden with is interspersed with shrubs and mature hedging and there are several useful outbuildings which can be used for storage or adapted for other uses. At the top of the garden is the log cabin.

AGENT'S NOTE

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

DIRECTIONS

From Redruth head out of town through Mount Ambrose and at a mini-roundabout head towards Scorrier, at the next roundabout after passing a petrol station take the second exit and at a crossroads turn right heading towards Tolgullow. At the second crossroads turn left towards Crofthandy and follow the road around to the right. From the top of Lanner Hill turn left into Pennance Road, follow Pennance Road through into the village of Carharrack and on entering the village bear right into Fore Street, continuing then right into Consols Road and at the end of the road turn left and then right towards United Downs, follow the road through dropping down into the Bissoe Valley and at a give way sign turn left heading towards Twelveheads, on entering the village of Twelveheads at a T-junction turn left where the road bears sharply right and the property will be identified on the right hand side by our For Sale board. If using What3words:- proudest.reserve.surviving





MAP's Top reasons to view this home

- Detached cottage needing work to finish
- Two double size bedrooms
- Remodelled kitchen
- Lounge/dining room
- Lounge with floor to ceiling fireplace
- Sun room
- Detached log cabin
- One/two bedrooms
- Generous lawned gardens and parking
- Chain free sale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-101	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

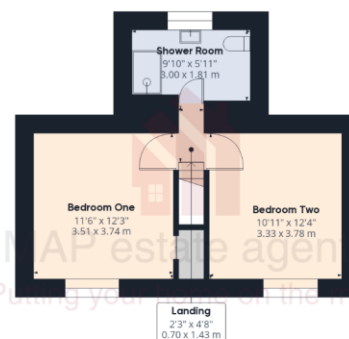
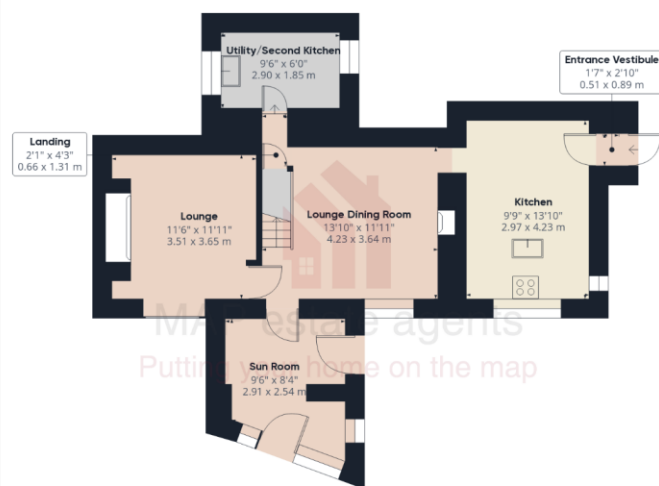
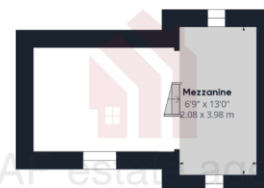
Approximate total area¹⁰

1400.02 ft²
130.07 m²

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



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