



MAP estate agents
Putting your home on the map

Clinton Road, Redruth

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Central Redruth 0.3 miles | Camborne 4 miles | Portreath (north coast) 5 miles | Falmouth (south coast) 10 miles | Truro 11 miles | Newquay Airport 17 miles | Plymouth 62 miles | Exeter M5 95 miles (Distances are approximate)

Due to the retirement of our vendors, this presents an opportunity to acquire a substantial detached former Public House that has been a hub of the local community for 150 years.

Hallway | Public bar | Pool room | TV room | Lounge bar | Kitchen | Ladies and Gents WC's | Store room/utility | Lounge | Five bedrooms - bedroom three/office and bedroom five/second reception room | Bathroom | Store Cellar | Paved courtyard | Beer garden | Car park

Guide Price £385,000

Freehold



Property Introduction

With an attractive stone façade and entrance portico, the Trefusis Arms sits within Redruth's Conservation Area. In addition to the two bars and associated store rooms and cellar there is substantial owner's accommodation, mainly on the first floor, which benefits from a generous lounge, five bedrooms and a bathroom.

To the rear a covered entertainment area ideal for barbecues etc., when the weather permits, steps lead up to a beer garden and from here there is a substantial car park.

There is the potential for new owners to reopen the Public House or look to realise the development potential of this expansive property and car park, subject to the usual consents.

In summary, a unique opportunity to purchase a property which has much potential.

Potential buyers need to be aware that due to an adverse mining report, cash offers only will be considered by our vendors.

Viewing our interactive virtual tour is strongly recommend prior to arranging a closer inspection to fully appreciate the amount of accommodation on offer.

Location

The property is situated at the end of Clinton Road and within a third of a mile, virtually level walk of the town centre. Redruth offers an eclectic mix of local and national shopping outlets together with a mainline Railway Station having direct links to London Paddington and the north of England.

Access to the A30 is within a mile and the north coast at Portreath with its stunning coastline and active harbour is within five miles and the south coast at Falmouth, which is Cornwall's university town, is within ten miles.

Truro, the administrative and main shopping centre for the area, is an eleven mile commute.

ACCOMMODATION COMPRISES

Pillared portico with two doors opening to:-

ENTRANCE VESTIBULE

Doors opening off to a lounge bar and public bar.

PUBLIC BAR 19' 4" x 16' 11" (5.89m x 5.15m) plus recess

Having a dual aspect with uPVC double glazed box sash windows, bar counter with shelving etc., and a gas fire. Partial room divider to the pool room and door through to the hallway.

POOL ROOM 17' 4" x 13' 11" (5.28m x 4.24m) maximum measurements

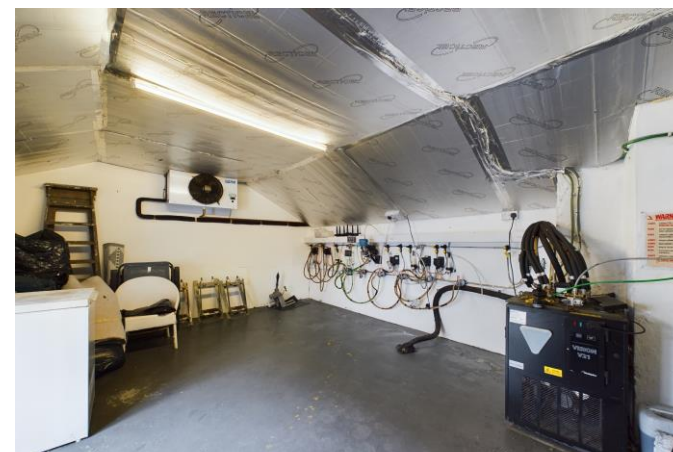
uPVC double glazed box sash window to the front. Door to:-

TV ROOM/STORE 11' 1" x 9' 6" (3.38m x 2.89m)

Enjoying a dual aspect with uPVC double glazed box sash windows to the front and rear. Half panelling to walls and radiator. Gas boiler for central heating.

HALLWAY

On two levels with a door to the rear and with doors opening off to inner hallway, lounge bar, WC and store room.



LOUNGE BAR 15' 0" x 11' 10" (4.57m x 3.60m) plus recesses

uPVC double glazed box sash window. Bar counter with shelving, gas fire and seating.

STORE ROOM 12' 0" x 10' 8" (3.65m x 3.25m)

uPVC double glazed box sash window to the side and a single glazed window to rear. Sink unit with cold water supply and electric water heater over, space and plumbing for an automatic washing machine

LADIES WC

Single glazed window, vanity wash hand basin and door to cubicle with low level WC.

GENTS WC

Single glazed window to the rear. Urinals and door to WC cubicle with low level WC and corner wash hand basin. Window to the side.

INNER HALLWAY

Door to the rear, recessed stairs to the first floor and radiator. Door to:-

KITCHEN 13' 4" x 6' 10" (4.06m x 2.08m)

Two single glazed windows to the rear. Fitted with a range of eye level and base units having adjoining roll edge working surfaces and arranged to form a breakfast bar. Inset two bowl stainless steel sinks with mixer tap over, oil fired Rayburn supplying domestic hot water, cooker point and extensive ceramic tiling to walls.

FIRST FLOOR**LANDING**

A reception landing with uPVC double glazed box sash window. An ideal space for a desk or bookcase etc., and with access to the main landing serving bedrooms. Doors opening off to:-

LOUNGE 16' 0" x 13' 4" (4.87m x 4.06m)

uPVC double glazed box sash window to the front, wood fire surround housing a gas coal effect fire and radiator. Door to:-

SECOND RECEPTION ROOM/BEDROOM FIVE 11' 3" x 8' 5" (3.43m x 2.56m) plus door recess

uPVC double glazed box sash window to the front. Built-in airing cupboard containing copper cylinder with immersion heater and a radiator. Returning to the landing:-

BEDROOM ONE 12' 0" x 9' 11" (3.65m x 3.02m)

uPVC double glazed box sash window. Radiator.

BEDROOM TWO 12' 0" x 11' 11" (3.65m x 3.63m)

uPVC double glazed box sash window. Radiator.

BEDROOM THREE/OFFICE 8' 2" x 7' 11" (2.49m x 2.41m)

uPVC double glazed box sash window. Radiator.

BEDROOM FOUR 11' 11" x 8' 6" (3.63m x 2.59m)

uPVC double glazed box sash window. Radiator.

BATHROOM

uPVC double glazed box sash window. Pedestal wash hand basin, panelled bath and shower enclosure with shower boarding and electric 'Mira' shower. Radiator.

WC

Single glazed window to rear. Low level WC and radiator.

OUTSIDE FRONT

To the front the property is set back from the pavement by a substantial stone wall and there is a gated access to the side leading to a detached garage.

OUTSIDE REAR

Immediately to the rear of the property there is a paved, part covered courtyard/seating area suitable for outside entertaining and there is external lighting and heating. From here there is access to an:-

OUTSIDE STORE 12' 0" x 11' 3" (3.65m x 3.43m)

Single glazed, power and light.

CELLAR 17' 4" x 12' 9" (5.28m x 3.88m) maximum measurements, irregular shape

Insulated with a Python system and cellar cooling.

BEER GARDEN

From here steps lead to the:-

CAR PARK

Of a generous size and has a gravel finish.

AGENT'S NOTE

Please be aware the Council Tax band for the property is band 'A'.

DIRECTIONS

From Redruth Railway Station proceed down the hill turning left at the first set of traffic lights into Bond Street, continue into Clinton Road and at the end of Clinton Road by a set of traffic lights, the Trefusis Arms will be identified on the left hand side. For viewing purposes turn left at the lights and then left again into the car park at the rear of the property. If using What3words:- seabirds.refrain.wasps



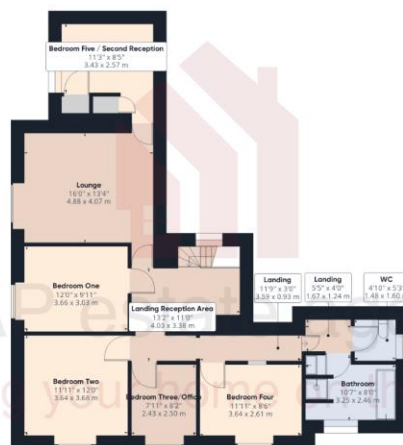


MAP's Top reasons to view this home

- Detached former public house
- Development potential
- First floor owners accommodation
- Five bedrooms
- Lounge
- Public bar
- Lounge bar
- Store rooms and cellar
- Outside entertaining space
- Large car park



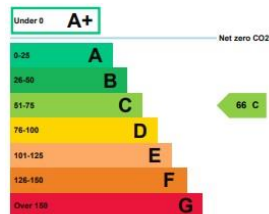
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2930.47 ft²
272.25 m²

(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

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