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Trewirgie Hill, Redruth



## Trewirgie Hill, Redruth

Central Redruth 0.5 miles | A30 trunk road 1.5 miles | Camborne 4 miles | Portreath (North coast) 5 miles | Falmouth (South coast) 11 miles | Truro 13 miles | Newquay Airport 26 miles | Plymouth 62 miles | Exeter M5 95 miles (Distances are approximate)

This is an imposing detached residence situated on the outskirts of the town and set within a private development of only five similar properties. Constructed by respected developers, Porthia Limited, in 2005, this inviting home is presented to the highest standard throughout.

Entrance hall | Sitting room | Kitchen/dining room | Study/home office | Utility/rear hall | Sun lounge | Cloakroom | Four bedrooms – principal with ensuite shower room | Bathroom | Gardens | Integral garage

**£625,000**  
**Freehold**



## Property Introduction

Approached via a pillared portico, there are four double size bedrooms and a family bathroom on the first floor, the principal bedroom featuring an en-suite shower room.

The sitting room enjoys a dual aspect, there is a well appointed kitchen/dining room which has a comprehensive range of kitchen units and a dividing archway leads to a further reception room which is ideal for use as a study or home office.

Accessed from the sitting room is a sun lounge which overlooks the rear garden and from the kitchen is a utility room, cloakroom and access to the integral garage.

As one would expect there is full uPVC double glazing and the property is warmed by a gas boiler supplying radiators.

To the outside there are well tended gardens to the front and rear, the rear of the property borders farmland and there is driveway parking available in front of the integral garage and an additional parking space is available at the entrance to this select development.

This is a rare opportunity to acquire a stunning family home in a favoured residential location, viewing our interactive tour is strongly recommended prior to arranging a closer inspection.

## Location

Situated on the Falmouth side of the town and conveniently located for country walks along the mineral tramway footpath and cycle way, the town is within walking distance. Redruth is ideally located for access to the A30, there is a mainline Railway Station with direct links to London Paddington and the north of England and schooling for all ages is available within the town. Redruth offers a mix of local and national shopping outlets together with banks and a Post Office and it is home to Kresen Kernow which houses the largest collection of Cornish archive material and is a mecca for those researching their family history.

The north coast at Portreath, which is noted for its sandy beach and active harbour is nearby and Falmouth which is on the south coast is within an easy commute as is the centre of Truro, which is the main administrative and shopping centre for Cornwall.

### ACCOMMODATION COMPRISES

Portico entrance with uPVC double glazed door with windows to either side opening to:-

### HALLWAY

Staircase to the first floor with storage cupboard under. Feature glass brick wall, coved ceiling, radiator and doors opening off to:-

### SITTING ROOM 27' 0" x 12' 8" (8.22m x 3.86m) plus recess

Enjoying a dual aspect with double glazed window to the front and side. Focusing on a Minster style fireplace housing a gas coal effect fire, two radiators, coved ceiling and inset spotlighting. Glazed doors open off to the sun lounge and kitchen/dining room.





### **SUN ROOM 16' 0" x 7' 7" (4.87m x 2.31m)**

Enjoying a triple aspect with uPVC double glazed window set on dwarf walls and with uPVC double glazed French doors opening onto the garden. Two radiators and coved ceiling.

### **STUDY/HOME OFFICE**

uPVC double glazed window to the front. Radiator, coved ceiling and inset spotlighting. Archway through to:-

### **KITCHEN/DINING ROOM 23' 4" x 11' 10" (7.11m x 3.60m)**

uPVC double glazed window to the rear. Fitted with a comprehensive range of contemporary style gloss finished eye level and base units having adjoining granite working surfaces and featuring a central island unit, inset stainless steel one and a half bowl sink unit with mixer tap, built-in 'Neff' oven with combination microwave over and inset four ring gas hob with cooker hood over. Integrated dishwasher, quality laminate flooring, two radiators and coved ceiling. Inset spotlighting and door to:-

### **REAR HALLWAY/UTILITY 12' 4" x 5' 7" (3.76m x 1.70m) plus door recess**

uPVC double glazed window to the rear and uPVC double glazed door to side. Fitted with a range of base units having adjoining working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine and tumble dryer, tiled splashbacks, radiator and inset spotlighting. Laminate flooring continuing from the kitchen/dining room.

### **CLOAKROOM**

uPVC double glazed window to the side. Contemporary in design with a concealed cistern WC, wall mounted wash hand basin with mixer tap and towel radiator. Inset spotlighting, coved ceiling and laminate flooring.

### **FIRST FLOOR LANDING**

A central landing with coved ceiling and access to loft space

which we are informed is ideal for conversion into additional living space, subject to the usual consents. Panelled doors opening off to:-

### **PRINCIPAL BEDROOM ONE 15' 11" x 12' 8" (4.85m x 3.86m)**

uPVC double glazed window to the front. Coved ceiling, radiator and two door recessed wardrobe. Door to:-

### **EN-SUITE SHOWER ROOM**

uPVC double glazed window to the front. Contemporary in design with a concealed cistern WC, wall mounted wash hand basin and corner shower enclosure with plumbed shower. Extensive ceramic tiling to walls, towel radiator, spotlighting and coved ceiling.

### **BEDROOM TWO 12' 8" x 10' 8" (3.86m x 3.25m)**

uPVC double glazed window to the rear enjoying an outlook across fields. Inset spotlighting, coved ceiling and radiator.

### **BATHROOM**

uPVC double glazed window to the rear again enjoying an outlook across farmland. Complementing the en-suite there is a hidden cistern WC, wall mounted wash hand basin and panelled bath with plumbed shower over. Extensive ceramic tiling to walls, towel radiator, coved ceiling and inset spotlighting.

### **BEDROOM THREE 10' 8" x 9' 7" (3.25m x 2.92m)**

uPVC double glazed window to the rear, again with a rural outlook. Radiator, coved ceiling and spotlighting.

### **BEDROOM FOUR 15' 10" x 9' 8" (4.82m x 2.94m)**

uPVC double glazed window to the front. Coved ceiling, inset spotlighting and radiator.

### **INTEGRAL GARAGE 18' 9" x 8' 11" (5.71m x 2.72m)**

Automatic door to the front, having power and light connected and with a wall mounted combination gas boiler.

### **OUTSIDE FRONT**

To the garden is laid mainly to lawn and a paviour driveway leading to the integral garage gives additional parking for two vehicles if required. Gated pedestrian access leads to the rear garden and it should be noted that there is an additional parking space for the property situated at the entrance to the development.

### **REAR GARDEN**

The rear garden is enclosed, largely lawned with an attractive patio ideal for relaxing on sunny days. There are planted borders with mature shrubs and a greenhouse. External water supply.

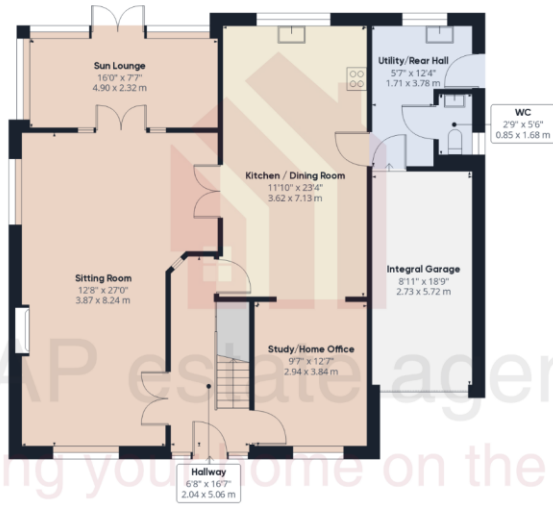
### **AGENT'S NOTE**

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

### **DIRECTIONS**

From Redruth Railway Station proceed down the hill turning slight right and the set of traffic lights, turn left at the next set of traffic lights turn left and then right into Trewirgie Hill, continue up Trewirgie Hill turning left and then right again where the entrance to the property will be identified on the left hand side. If using What3words:-  
spud.lunge.shocked





Energy Efficiency Rating		Current	Potential
Low energy efficient - Better housing estate			
69-91	A		
61-68	B		
53-60	C	73	80
45-52	D		
36-44	E		
27-35	F		
19-26	G		
Not energy efficient - Higher housing estate			
England & Wales		EU Directive 2002/91/EC	

Approximate total area<sup>1)</sup>  
 2106.01 ft<sup>2</sup>  
 195.65 m<sup>2</sup>



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.

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## MAP's Top reasons to view this home

- Executive style detached house
- Set in private development of five properties
- Four double size bedrooms (principal en-suite)
- Dual aspect lounge
- Triple aspect sun lounge
- Study/home office
- Well appointed kitchen/dining room
- Utility and second WC
- Gas central heating and uPVC double glazing
- Gardens, garage and parking

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)

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