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**Pool,
Redruth**

**£300,000
Freehold**





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Property Introduction

This Grade II listed building has been converted to a very high standard to create a versatile single storey semi-detached home. Offering three bedrooms, there is an open plan living space with engineered oak flooring and a 'Shaker' style range of kitchen units. The conservatory to the front features a slate floor and in addition to the bathroom/utility there is a shower room. This tasteful conversion utilises natural materials where possible with slate and wood flooring, there is a high specification electrical installation to include internet data and TV points to the majority of the rooms. To the outside a driveway to the side gives access to parking and turning, there is detached garage with space and plumbing for a washing machine and provision has been made for an EV charging point. A granite slab patio to the front which is ideal for outside entertaining has granite steps leading up to a lawned garden. Additional parking is available to the rear of the property where a service road leads to number 2 The Old School. In summary, a stunning conversion ideal for family occupation and suitable for those wishing to work from home. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Pool offers schooling for all ages within walking distance, there are out of town retail units close by and access to the A30 trunk road. 'Heartlands', part of the world mining heritage site is a centre for celebrating Cornish heritage and culture, there is a mining museum, cafe and play areas for younger children.

The nearest major town, Redruth, is within two and a half miles and here one will find both local and national shopping outlets together with a mainline Railway Station with direct links to London and the north of the country. Portreath on the north coast is within five miles, Truro the administrative and shopping centre for Cornwall is within twelve miles and the south coast university town of Falmouth is within thirteen miles.

ACCOMMODATION COMPRISES

Two hardwood double glazed doors with double glazed windows to either side opening to:-

CONSERVATORY 10' 11" x 8' 4" (3.32m x 2.54m)

Slate floor and featuring exposed natural stone on two sides. Half glazed door opening to:-

INNER HALL

Slate floor incorporating underfloor heating. Doors opening off to:-

SHOWER ROOM

Small pane window to the front. Featuring a contemporary style suite consisting of close coupled WC, corner vanity wash hand basin with storage beneath and low entry oversize shower enclosure with tiled walling and having an electric 'Mira' shower. Slate tiled flooring incorporating underfloor heating.

BATHROOM/UTILITY

Small paned window to the side. Again, fitted with a contemporary style suite consisting of close coupled WC, vanity wash hand basin with storage beneath and panelled bath with tiled splashbacks. Space and plumbing for an automatic washing machine. Slate flooring and underfloor heating.

OPEN PLAN LIVING SPACE 25' 9" x 9' 0" (7.84m x 2.74m) plus recess

Enjoying a dual aspect with small pane secondary glazed window to the side and small pane glazed window opening to the conservatory. The kitchen area is fitted with a range of 'Shaker' style eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in 'Zanussi' stainless steel oven with four ring stainless steel gas hob over and featuring a black chimney style cooker hood. Integrated 'Beco' dishwasher, extensive ceramic tiled splashbacks and engineered oak flooring. Corner storage cupboard, radiator and access to loft space which is of a generous size and ideal for storage. Oak panelled doors open off to:-

BEDROOM ONE 13' 4" x 9' 11" (4.06m x 3.02m) maximum measurements

Small pane secondary glazed window to the rear. Focusing on a wood lintel with corbel granite supports to either end and with a radiator.

BEDROOM TWO 11' 4" x 8' 4" (3.45m x 2.54m)

Small pane secondary glazed window to the rear. Radiator.

BEDROOM THREE/HOME OFFICE 10' 5" x 5' 10" (3.17m x 1.78m)

Small pane secondary glazed window to the rear. Radiator.

OUTSIDE

A recently tarmacked driveway leads to the side of the property and gives additional parking and turning if required. The garden features a granite slab patio which is ideal for outside entertaining and has steps leading up to the main part of the garden which is lawned with granite capped borders. There is an external power supply, an external water supply and PIR lighting.

GARAGE 19' 2" x 11' 2" (5.84m x 3.40m)

Detached from the property and of timber construction set on a concrete base with power and light connected. There is space and plumbing for an automatic washing machine to the rear if required and cabling has been installed suitable for an electric vehicle charging point.

REAR

To the rear of the property there is driveway leading to the attached home and there is space for additional parking if required.

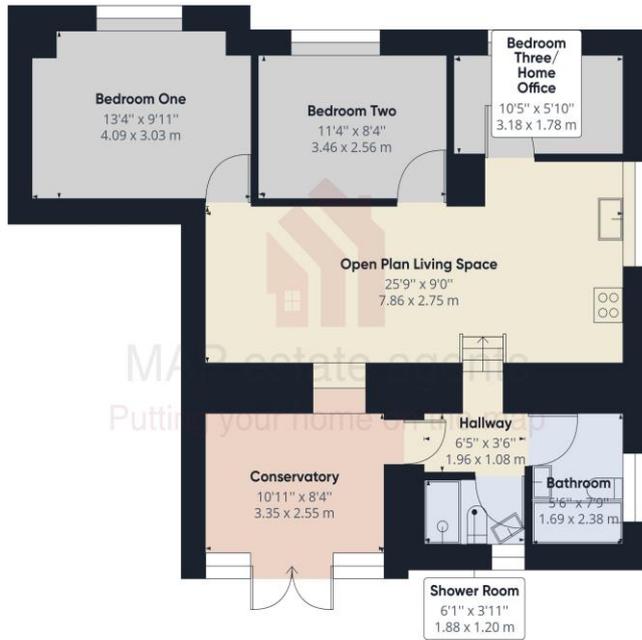
AGENT'S NOTE

The Council Tax band is not yet available as the property is recently completed.

DIRECTIONS

From the centre of Pool head into Church Road and the property will be identified on the left hand side by our 'For Sale' board. If using What3words:- notch.picked.occurs





Approximate total area⁽¹⁾
 778.84 ft²
 72.36 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

Building 1



Approximate total area⁽¹⁾
 211.64 ft²
 19.62 m²

(1) Excluding balconies and terraces

Building 2



MAP's top reasons to view this home

- Conversion of Grade II Listed school house
- Semi-detached single storey dwelling
- Three bedrooms
- Open plan living space
- Conservatory with slate floor
- Bathroom/utility
- Shower room
- Gas central heating
- Enclosed garden, parking and garage
- Stunning quality, viewing essential!

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