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**Churchtown,
Illogan, Redruth**

**£405,000
Freehold**





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Property Introduction

Situated in the centre of Churchtown, Illogan, this detached period house is believed to date from the 1850s. Sympathetically updated by our vendor, the property retains many character features including arched mullion windows and granite lintel fireplaces together with polished wood flooring in many of the principal rooms. Offering three bedrooms, there is a family bathroom on the first floor which has been remodelled. The sitting room enjoys a dual-aspect and has a wood-burning stove set into a floor-to-ceiling granite lintel stone fireplace which is complemented by a non-functional granite lintel fireplace to the far end of this room. There is a separate dining room which, again, enjoys a dual-aspect and focuses on a wood-burning stove, the kitchen/breakfast room has a comprehensive range of units and gives access to a utility room and WC. In addition to the wood-burning stoves, one will find gas fired central heating.

To the outside, there are enclosed cottage-style gardens to both front and rear and these are well-stocked with mature planting and the rear garden features raised beds, ideal for the growing of vegetables.

Location

Centrally located in Churchtown, Illogan, which featured in the filming of the original Poldark series in the mid-1970s, there is schooling close by for younger children and within two miles walking distance is the north coast fishing village of Portreath, country walks will be found nearby in Tehidy Woods. The village of Illogan has a choice of convenience stores, there are doctor's surgeries, a pharmacy and a well-respected local Public House selling home-cooked food. The major towns of Redruth and Camborne, which offer national and local shopping outlets, banks and mainline Railway Stations, are within three miles. Truro, the commercial and cultural centre for Cornwall is fourteen miles distant and the university town of Falmouth on the south coast is only thirteen miles distant. Transport links include easy access to the A30 trunk road within a mile.

ACCOMMODATION COMPRISES

Solid wooden door opening to:-

HALLWAY

Polished wood flooring and a half-glazed door opening to:-

INNER VESTIBULE

Space for coats and shoes and turning staircase to the first floor.

Panelled doors opening off to:-

LIVING ROOM 21' 7" x 12' 5" (6.57m x 3.78m) maximum measurements

Enjoying a dual-aspect with windows to both front and rear. This room has an attractive floor-to-ceiling fireplace with granite lintel housing a wood-burning stove and there is a second non-

functional granite fireplace to the far end. Part-polished wood flooring and radiator.

DINING ROOM 14' 3" x 12' 6" (4.34m x 3.81m) maximum measurements into recesses

Enjoying a dual-aspect with windows to the front and rear. Semi-recessed wood-burning stove set on a slate hearth with a granite lintel, polished wood flooring and radiator. Door through to:-

KITCHEN/BREAKFAST ROOM 13' 5" x 10' 3" (4.09m x 3.12m) maximum measurements, irregular shape

Window to the rear. French doors opening to the rear garden and with two double glazed 'Velux' roof lights. Remodelled in a contemporary style, sympathetic with the age of the property and featuring a range of base units with adjoining square edge granite working surfaces featuring an under-slung porcelain butlers sink with pillar mixer tap. Integrated 'Miele' dishwasher, space for range-style cooker and Victorian-style radiator. Limed oak flooring. Door to:-

UTILITY 9' 4" x 6' 4" (2.84m x 1.93m) maximum measurements, irregular shape

Double glazed door to the side and a uPVC double glazed window to the rear. Fitted with a range of base units for storage purposes and integrated washing machine. Moulded concrete working surfaces with a recessed butler-style sink with pillar mixer tap, ceramic tiled floor and vertical panelled door opening to:-

WC

uPVC double glazed window to the rear. Remodelled with a close coupled WC, vanity wash hand basin with storage beneath.

FIRST FLOOR LANDING

uPVC double glazed window on the half landing and painted wood floorboards. Loft access. Original panelled doors opening to:-

BEDROOM ONE 14' 8" x 9' 11" (4.47m x 3.02m)

Arched window to the front. Wood fire surround with cast iron Victorian-style back, painted floor boards, picture rail and radiator.

BEDROOM THREE 11' 0" x 7' 10" (3.35m x 2.39m) maximum measurements, irregular shape

Arched window to the front. Exposed floor boards and radiator.

BEDROOM TWO 12' 2" x 10' 0" (3.71m x 3.05m) maximum measurements, into recess

Arched window to the front. Wood fire surround with cast iron Victorian-style back, picture rail, painted floor boarding and radiator.

BATHROOM

uPVC double glazed window to the rear. Remodelled with a white suite consisting of pedestal wash hand basin, close coupled WC and panelled bath with central fill. Extensive ceramic tiled splashbacks, plumbed shower over bath and laminate flooring. Two-door airing cupboard containing gas combination boiler (Installed in March 2022), inset spot lighting and radiator.

OUTSIDE FRONT

The front garden is planted with wide range of shrubs and annual plants designed to give all-year-round colour.

REAR

To the rear of the property, the garden has been planted with a range of mature shrubs and plants giving a high level of colour and with ease of maintenance in mind, there are pea gravelled beds with raised planters ideal for cultivation of vegetables. Set to one side is a lawned area ideal for enjoying summer evenings outdoors. There is a block-built store shed with slate roof and to one side is a recessed area which is partially covered and ideal for the storage and seasoning of logs.

SERVICES

The following services are available at the property. However, we have not verified connection. Mains electricity, mains water, mains drainage and broadband/telephone subject to tariffs and regulations.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

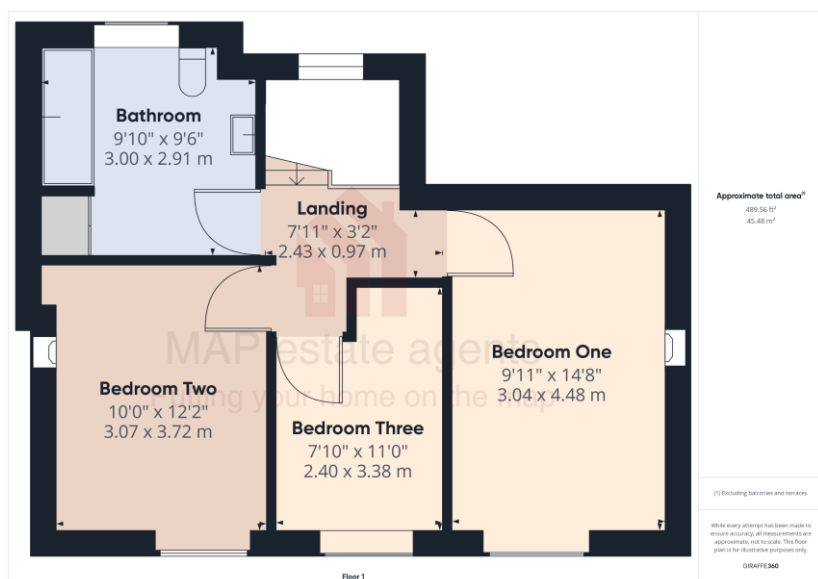


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached period house
- Three bedrooms
- Dual-aspect sitting room
- Dual-aspect dining room
- Remodelled kitchen/breakfast room
- First floor bathroom
- Gas central heating (installed March 2022)
- Enclosed rear garden
- Village location
- Two miles walk from north coast



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