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**South Downs,  
Redruth**

**Guide Price £495,000  
Freehold**







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## Property Introduction

This most attractive double fronted cottage offers most spacious and versatile accommodation.

The main house boasts two reception rooms, a remodelled kitchen and shower room/utility on the ground floor with four bedrooms and a shower room upstairs.

To the side of the cottage there is a further two bed roomed annexe with its own access.

We feel the property lends itself well to multi-generational living.

To side of the annexe there is ample driveway parking and a large garage.

The property is double glazed and warmed via LPG gas central heating to radiators.

## Location

Situated on the Falmouth side of Redruth, the property is less than a mile from the town centre, here there is a range of shopping outlets and a main line Railway Station which connects with London Paddington and the north of England. Schooling is available for all ages locally and the A30 trunk road is within a mile and a half.

The rugged north coast will be found some six miles distant and the south coast resort of Falmouth, which is noted for its sailing, is within ten miles distant. Schooling for all ages is available locally and the A30 trunk road is within a mile and a half. Truro City, which is the administrative centre of Cornwall, offers an eclectic mix of local and national shopping and access to Cornwall's Trisley Hospital and is within a similar distance.

## ACCOMMODATION COMPRISES

Covered porchway and double glazed panelled door opening to:-

### ENTRANCE HALL

Radiator. Doors off to:-

**LIVING ROOM 12' 2" x 11' 6" (3.71m x 3.50m) plus  
recesses**

Feature granite fireplace with slate hearth housing multi-fuel burner. Double glazed window to front. Beamed ceiling. Shelves recess. Radiator. Television point.

**DINING ROOM 11' 10" x 11' 5" (3.60m x 3.48m) plus  
recesses**

Double glazed window to front. Radiator.

### **KITCHEN 11' 5" x 10' 4" (3.48m x 3.15m) plus recess**

Fitted with a striking range of grey high gloss wall and base cupboards with white work surfaces over incorporating a one and a half bowl composite sink unit with mixer tap. Space for range style cooker with extractor over. Ladder radiator. Glazed panel to rear garden.

### **UTILITY/CLOAKROOM 9' 5" x 8' 2" (2.87m x 2.49m)**

Fitted with a white suite comprising concealed cistern WC and wash handbasin inset to vanity unit with monobloc tap over. Space and plumbing for washing machine. Space and point for tumble dryer. Radiator. Obscure double glazed window to rear. From hall, stairs rising to:-

### **FIRST FLOOR LANDING**

Double glazed window to rear. Doors to:-

### **BEDROOM ONE 12' 2" x 12' 0" (3.71m x 3.65m)**

Double glazed window to rear. Radiator.

### **SHOWER ROOM**

Independent shower cubicle with glazed screen housing mains fed shower unit, concealed cistern WC and wash handbasin inset to vanity unit. Heated towel rail. Obscure double glazed window to rear.

### **BEDROOM TWO 12' 5" x 10' 5" (3.78m x 3.17m)**

Double glazed window to rear. Radiator.

### **BEDROOM THREE 11' 11" x 10' 5" (3.63m x 3.17m) max. measurements**

Double glazed window to rear. Radiator.

### **BEDROOM FOUR 8' 9" x 6' 1" (2.66m x 1.85m) plus recess**

Double glazed window to rear. Radiator.

### **ANNEXE**

Double glazed panelled entrance door to:-

### **ANNEXE LOUNGE/KITCHEN 22' 7" x 10' 0" (6.88m x 3.05m)**

### **L-shaped, maximum measurements**

Double glazed window to side. Fitted with a matching range of white wall and base cupboards with roll edge worksurface over. Single drainer sink unit. Space for cooker. Door to:-

### **ANNEXE SHOWER ROOM**

Independent shower cubicle with glazed screen housing electric shower unit, close coupled WC and wash handbasin inset to vanity unit. Extractor. Complementary wall tiling.

### **ANNEXE DINING ROOM 11' 0" x 10' 11" (3.35m x 3.32m)**

Double glazed window to side. Night store heater.

### **ANNEXE FIRST FLOOR LANDING**

Doors to:

From living room stairs to:-

### **ANNEXE BEDROOM ONE 12' 2" x 9' 11" (3.71m x 3.02m) L-shaped, maximum measurements**

Velux window. Night store heater.

### **ANNEXE BEDROOM TWO 10' 6" x 7' 5" (3.20m x 2.26m)**

Velux window. Night store heater.

### **OUTSIDE**

To the front of the property the walled garden offers a good range of mature plants, trees and shrubs. The rear courtyard style garden is paved for ease of maintenance and incorporates a:-

### **BLOCK BUILT UTILITY ROOM 12' 9" x 9' 10" (3.88m x 2.99m)**

Space and plumbing for washing machine and a range of cupboards and drawers. Behind the utility room there is a further garden room. To the side of the annexe is the attached:-

### **GARAGE 28' 5" x 11' 0" (8.65m x 3.35m)**

Wooden double doors.

### **SERVICES**

Mains water, mains electricity and mains drainage. LPG bottled gas.

### **AGENT'S NOTE**

The Council Tax band is band 'C'.



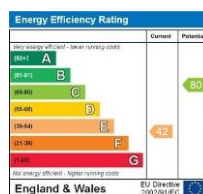
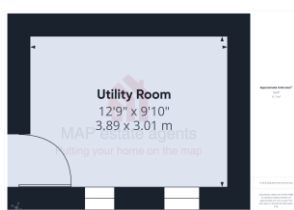
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





## MAP's top reasons to view this home

- Character cottage
- Four bedrooms
- Self-contained two bedroom annexe
- Versatile accommodation
- Ground floor utility/cloakroom
- First floor shower room
- Courtyard style rear garden
- Driveway parking and garage



annexe

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)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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