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**Illogan Downs,
Redruth**

**£270,000
Leasehold**





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Redruth
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Property Introduction

Situated within a short drive of the north coast village of Portreath and close to Tehidy Country Park and the adjacent Tehidy Golf Club, this first floor apartment forms part of a conversion to this Wesleyan Chapel dating from 1861 which was carried out to a very high standard in the early 2000's. Chapel conversions are notoriously difficult to achieve and this high quality conversion is possibly the best one we have seen. The lounge enjoys a dual-aspect with far reaching rural views, there is a well appointed kitchen/dining room which also benefits from a rural outlook and there are two double size bedrooms, both of which feature en-suites. A third double size bedroom increases the versatility of the property and could well be used as a formal dining room or home office. Extensive use has been made of engineered oak flooring complemented by deep molded skirting boards, the windows are double glazed and heating is provided by an oil fired combination boiler supplying radiator. There is further potential to create additional space in the loft which is of a generous size and at present has access via a fold down loft ladder. To the outside, there is a shared courtyard with allocated parking for two vehicles and the apartment benefits from an enclosed private paved patio seating/drying space.

This stunning property, ideal for a professional couple or as a 'bolt hole' in Cornwall, requires a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Adjoining farmland, this tranquil setting is within a level walk of local shops and a Public House at Park Bottom. The major towns of Redruth and Camborne are both within three miles and here there are mainline Railway Stations with direct links into London Paddington and the north of England. The A30 trunk road can be found within a mile and the city of Truro, which is the administrative centre of Cornwall with its eclectic mix of shopping outlets, is within twelve miles.

This apartment is ideally placed for those who enjoy outside interests, the north coast of Portreath is one and a half miles distant and Tehidy Park Golf Club is literally just along the road. The Tehidy Country Park is also nearby. Flights to destinations, both national and international, are available at Cornwall Newquay Airport which is some twenty-five miles distant.

ACCOMMODATION COMPRISES

Door to:-

ENTRANCE VESTIBULE

Ceramic tiled flooring and cupboard housing 'Worcester' oil fired boiler. Door to:-

INNER VESTIBULE

Ceramic tiled flooring with staircase leading to the apartment. Landing area with utility cupboard having space and plumbing for washing machine, working surface for additional storage and tiled flooring. Door to:-

HALLWAY

Polished engineered wood flooring, two radiators and a two-door storage cupboard. Further two-door shelved storage cupboard with storage over and access to loft space with loft ladder (the loft being extensively boarded and with power and light connected). Doors open off to:-

KITCHEN/DINING ROOM 14' 5" x 13' 10" (4.39m x 4.21m)

Enjoying a dual-aspect with double glazed windows to the front and side, that at the front being arched and enjoying a rural outlook across farmland. Fitted with a range of eye-level and base wood effect units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel single drainer sink unit with mixer tap. Inset ceramic hob with stainless steel hood over, integrated appliances which include a dishwasher, fridge/freezer and a built-in eye-level double oven. Extensive ceramic tiled splashbacks, ceramic tiled flooring and two radiators. Inset spotlighting and two glazed doors which open into:-

LOUNGE 14' 11" x 13' 7" (4.54m x 4.14m)

Enjoying a dual-aspect with double glazed windows to the front and side (the front benefitting from an arched window) and there is a rural outlook across farmland from all aspects. Polished engineered wood flooring, two radiators and inset spotlighting.

BEDROOM THREE/SECOND RECEPTION ROOM 13' 0" x 9' 6"

(3.96m x 2.89m) maximum measurements

Double glazed window to the side with an outlook across farmland. Recessed shelved bookcase/storage and a radiator.

WC

Close coupled WC, pedestal wash hand basin and half ceramic tiling to walls. Ceramic tiled flooring and radiator.

BEDROOM ONE 12' 7" x 12' 3" (3.83m x 3.73m)

Double glazed window to the side overlooking farmland. Recessed two-door wardrobe and radiator. Door to:-

EN-SUITE BATHROOM

A matching suite consisting of a P-shaped shower/bath with 'Mira' sport electric shower over, pedestal wash hand basin with close coupled WC and extensive ceramic tiling to walls. Ceramic tiled flooring and dual-fuel towel radiator.

BEDROOM TWO 12' 10" x 12' 1" (3.91m x 3.68m) maximum measurements

Double glazed window to the side. Recessed two-door wardrobe, radiator and door opening to:-

EN-SUITE SHOWER ROOM

A matching white suite consisting of an oversized double shower cubicle with plumbed shower, vanity unit with wash hand basin and concealed cistern WC. Extensive ceramic tiling to walls, ceramic tiled flooring and dual-fuel towel radiator.

OUTSIDE

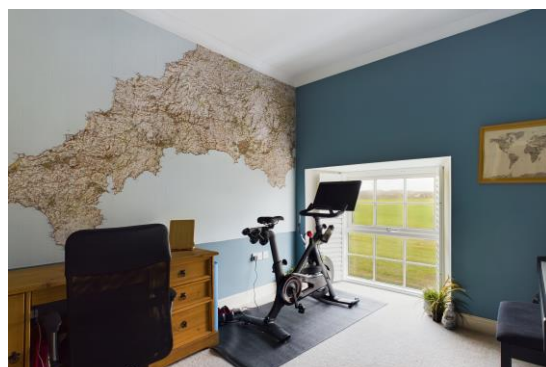
To the front of the access steps to the apartment, there are two allocated parking spaces and immediately to the front of the property are communal gardens which extend to either side. The apartment benefits from an enclosed paved space to one side which is ideal for outside seating or clothes drying.

SERVICES

The property benefits from mains water (metered), mains drainage and mains electric.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'. Please be advised that the property has a 999-year lease which commenced in 2006, at present, there is a £10.00 per year ground rent and the maintenance charge is £250.00 per quarter. There are four properties in total within the building which share the freehold between them.

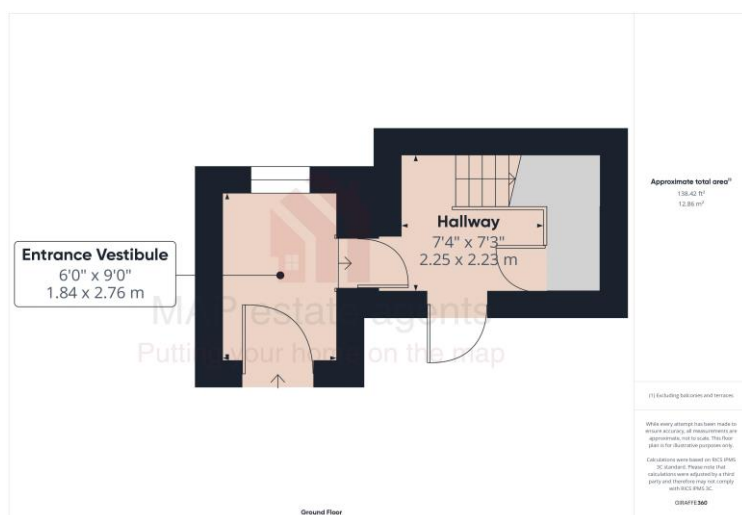


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-30)	G	
Not energy efficient - higher running costs		
	69	72
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- First floor apartment
- Located within former Wesleyan Chapel
- Three double size bedrooms
- Two en-suites
- Dual aspect lounge with rural outlook
- Well appointed kitchen/dining room
- Fully double glazed
- Oil fired central heating
- Allocated parking within courtyard
- Convenient for north coast and A30



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01326 702400 (Helston & Lizard Peninsula)

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01326 702333 (Falmouth & Penryn)
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