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**Blowinghouse,  
Redruth**

**£270,000  
Freehold**





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## Property Introduction

This lovely character cottage is situated in a popular location and benefits from three bedrooms, a lounge with multi-fuel burner, a kitchen/diner and a first-floor bathroom.

The property is double glazed and this is complemented by night storage heaters. Externally, there are very good gardens to the front and rear, with a workshop, chicken house and greenhouse.

The property has many period features including beamed ceilings and a multi-fuel burner and needs to be viewed to be fully appreciated.

The gardens would appeal to keen gardeners.

## Location

Redruth, the nearest major town is within one mile and here one will find a mix of local and national shopping outlets, a mainline Railway Station with direct links to London Paddington and the north of England and schooling for all ages is within walking distance.

The A30 trunk road runs to the north of the town. Truro, the administrative and cultural centre of Cornwall is within eleven miles, Falmouth, on the south coast, which is home to Cornwall's university, is within twelve miles and the north coast at Portreath, which is noted for its sandy beach and active harbour, is within five miles.

## ACCOMMODATION COMPRIMES

Upvc glazed door to:

### **KITCHEN/DINER 14' 9" x 12' 5" (4.49m x 3.78m)**

With a range of cottage style base units and roll edge work surfaces with tiled surrounds. Plumbing and space for white goods, built-in shelving, stainless steel sink and drainer with cupboards below. Electric key meter box, window to the front with a deep sill and a night storage heater. Stairs to the first floor and a beamed ceiling. Steps down to:

## LOUNGE 16' 3" x 11' 2" (4.95m x 3.40m) maximum measurements

Feature fireplace with a built-in multi-fuel burner, beamed ceiling, window to the front with a deep sill and a half-glazed door to the rear garden. Wall, ceiling lights and carpeted.

## FIRST FLOOR LANDING

Built-in storage cupboard with shelving, night storage heater, steps to lower level and obscure glazed window to bathroom.

## BEDROOM ONE 12' 5" x 8' 4" (3.78m x 2.54m)

uPVC window to the front with a deep sill. Carpeted fitted wardrobes, ceiling light.



## BEDROOM TWO 11' 4" x 8' 5" (3.45m x 2.56m) maximum measurements

uPVC window to the rear. Wall lights, carpeted.

## BEDROOM THREE 11' 7" x 8' 0" (3.53m x 2.44m)

uPVC window to the rear and loft access. Wall light.

## BATHROOM

Panelled bath with wall mounted electric shower and rail, aqua-board surround, pedestal wash hand basin and a low level wc. Cupboard housing an immersion heater, window and deep sill. Loft access with loft ladder.



## OUTSIDE

A pathway leads to the front garden which is elevated and has far reaching views. It is mainly laid to lawn. Steps and a gentle slope lead to the lawn with mature bushes and shrubs in the borders. There is an enclosed vegetable plot and an aluminium framed greenhouse. There is also a workshop with electric and a wood storage area. There is a side access leading to the rear garden is mainly laid to lawn with stepping stones. Fine views can be sought from this area. There is a chicken house with an outside WC.

## SERVICES

Mains water (supply shared between three properties), mains electricity and mains drainage.



## AGENT'S NOTE

The Council Tax band for the property is band 'B'. Please note, the neighbouring two cottages have a right of way along the pathway across the terrace of three.

## DIRECTIONS

From Redruth Railway Station, proceed down the hill, turning slight right at the first set of traffic lights, at the next set of traffic lights, turn right and at the next set of traffic lights, turn left into West End. Take the first turning left into Coach Lane and follow the road around to the right into Trevingey Road, into Carn Brea Village and at a crossroads, turn right where the property will be identified on the left-hand side. If using What3words: bucked.september.beans



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



## MAP's top reasons to view this home

- Traditional cottage home
- Three bedrooms
- Upstairs bathroom
- Lounge with multi-fuel burner
- Kitchen/diner
- Lovely generously proportioned gardens
- Double glazing
- Night storage heating
- Convenient location
- Semi-rural location



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