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**South Downs,
Redruth**

**£410,000
Freehold**





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Property Introduction

This substantial detached cottage has been updated and extended in recent years to create a generous and well proportioned family home. Tucked away from passing traffic, 'Mayfair Cottage' has four double size bedrooms and a family sized bathroom on the first floor. The ground floor has a large lounge with beamed ceiling and focuses on a wood burning stove, the kitchen has a contemporary style range of fitted units which were installed in 2023 and from here there is an archway leading to a dining room. One will find a utility porch with separate WC to the rear, the cottage is fully double glazed and heating is provided by a gas combination boiler supplying radiators.

To the outside there are extensive gardens to three sides, parking is available for eight plus cars and there is lapsed planning for a two bedroom dormer bungalow in the garden to the side. In summary, a large family home which needs a closer inspection to be fully appreciated and viewing our interactive virtual tour is strongly recommended prior to arranging a physical inspection.

Location

'Mayfair Cottage' is located at the end of a lane set off South Downs which is on the Falmouth side of Redruth and it is convenient for access to the town centre and local schooling. Redruth, which is steeped in mining history, has a mainline Railway Station with direct links to London Paddington and the north of England, there are a range of both local and national shopping outlets, schooling is available for all ages and the town is home to Kresen Kernow which is a mecca for those researching their Cornish roots.

Ideal for access to both Truro and Falmouth, Falmouth which is Cornwall's university town on the south coast is within nine miles and Truro which is the county town for Cornwall is within eleven miles. Some six miles distant one will find the north coast village of Portreath which is noted for its sandy beach and active harbour.

ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

DINING ROOM 13' 0" x 8' 1" (3.96m x 2.46m)

uPVC double glazed window to the front and uPVC double glazed French doors opening to the side. Slate effect ceramic tiled flooring, radiator and two double doors opening into the lounge. Archway through to:-

KITCHEN 17' 9" x 8' 3" (5.41m x 2.51m)

Two uPVC double glazed windows to the front. Recently refitted in a contemporary style with blue slate effect eye level and base units having adjoining roll top edge working surfaces incorporating an inset one and a half bowl porcelain sink unit with mixer tap. Integrated fridge and freezer, integrated dishwasher and recessed range master style cooker with seven gas burning hob and three ovens. Inset spotlighting. Door to:-

LOUNGE 26' 7" x 11' 9" (8.10m x 3.58m) maximum measurements

Two uPVC double glazed windows to the rear. Door to rear utility porch. Focusing on a floor to ceiling granite fireplace housing a recessed wood burning stove and with alcoves to either side. Open beamed ceiling, recessed stairs to the first floor and two radiators. Laminate flooring.

UTILITY PORCH

uPVC double glazed door to rear and uPVC double glazed window to side. Space and plumbing for an automatic washing machine and tumble dryer. Wall mounted electric heater and door to:-

WC

uPVC double glazed window to the side. Recently remodelled with a corner vanity wash hand basin and with a close coupled WC.

FIRST FLOOR LANDING

A central landing on two levels featuring a sun pipe over the stairs and with vertical panelled doors opening to:-

BEDROOM ONE 13' 9" x 12' 4" (4.19m x 3.76m)

uPVC double glazed window to the rear. Bonnet ceiling and radiator.

BEDROOM TWO 9' 9" x 9' 5" (2.97m x 2.87m)

uPVC double glazed window to the rear. Part bonnet ceiling and radiator.

BEDROOM THREE 10' 8" x 8' 8" (3.25m x 2.64m)

uPVC double glazed window to the front. Recessed two door wardrobe and radiator.

BEDROOM FOUR 12' 0" x 8' 10" (3.65m x 2.69m)

uPVC double glazed window to the front. Access to loft space and radiator.

BATHROOM

uPVC double glazed window to the front. Fitted with a pedestal wash hand basin, close coupled WC, corner bath and corner shower enclosure with plumbed shower. Extensive ceramic tiled splashbacks and radiator.

OUTSIDE FRONT

To the front of the property there is a largely gravelled parking area with space for eight vehicles. Access from here leads to rear garden and the:-

SIDE GARDEN

There is an extensive garden to the side which is largely lawned with mature shrubs and this area previously had planning permission for the erection of a two bedroom dormer bungalow, however this planning permission has now expired (PA21/02761).

REAR GARDEN

The rear garden is enclosed, again largely lawned and with planted shrub borders and there is access to a storage shed.

SERVICES

Services connected include mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTE

Please be advised the Council Tax band for the property is band 'C'.

DIRECTIONS

From Redruth Railway Station proceed down the hill turning left at the first set of traffic lights, continue to the next set of traffic lights where you turn slight right into Southgate Street and on entering South Downs there is a lane on your left hand side, turning into this lane continue to the top and the entrance to the property will be found on the right hand side. If using What3words:- buyers.carriage.quits

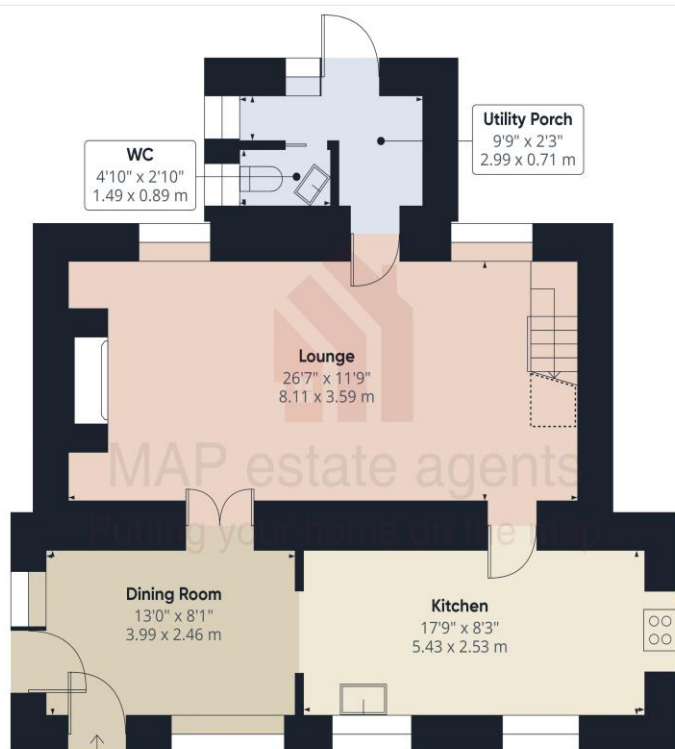


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached character cottage
- Set away from passing traffic
- Convenient for town centre
- Four double size bedrooms
- Large lounge with beamed ceiling
- Re-fitted contemporary style kitchen
- Dining room
- First floor bathroom
- Gas heating and modern double glazing
- Generous gardens and parking



Ground Floor

Approximate total area⁽¹⁾
662.3 ft²
61.53 m²

Reduced headroom
10.5 ft²
0.98 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4'9")

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾
611.47 ft²
56.81 m²

(1) Excluding balconies and terraces

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