



- 3/4 Bedroomed Cottage
- Detached
- Generous Parking
- Double Garage

Wheal Raven, West Tolgus, Redruth, TR15 3TN

£365,000

Offered onto the market with NO ONWARD CHAIN, this deceptive 3/4 bedroom cottage offers spacious accommodation comprises: The conservatory with views towards the front garden, living room with its feature fire place housing a wood burner. The kitchen has a range of base and wall units, plumbing for washing machine and dishwasher and space electric range, separate dining room, two double bedrooms, bathroom with separate shower. To the first floor the large main bedroom. Externally there is generous parking for at least four vehicles to the front of the double garage, the south facing front garden is laid to lawn with decked seating areas.



Property Description

DESCRIPTION

Offered onto the market with NO ONWARD CHAIN, this deceptive 3/4 bedroom cottage offers spacious accommodation throughout with double glazing with LPG gas fired heating. The conservatory offer views toward the front garden with access into the living room with its feature fire place housing a wood burner. The kitchen has a range of base and wall units, plumbing for washing machine and dishwasher and space electric range, in addition to this is the separate dining room and large storage cupboard. Also situated to the ground floor are two double bedrooms both with built in wardrobes and the ground floor accommodation is completed by the bathroom with separate shower. To the first floor the large main bedroom was originally two separate rooms and could easily be reinstated. Externally there is generous parking for at least four vehicles to the front of the double garage, the south facing front garden is laid to lawn with decked seating areas.

LOCATION

Situated in a semi rural position approached along a quiet road, the extensive local amenities in Illogan are easily accessible and include a variety of local shops, primary school, public house and sports club. The Camborne Redruth conurbation is very well served with superstores, secondary schooling and college and each has a main line rails station. The sands and harbour at Portreath are 2 miles distant.

AGENTS NOTE

Potential purchasers should be aware the solar panels have lease contract which started in 2012 with Freetricity. Please also see the attached plan showing the planning permission to erect a new dwelling next to Wheal Raven and the creation of a garage and parking area.

CONSERVATORY

11' 5" x 10' 3" (3.49m x 3.14m) Double glazed window, tiled flooring.





LIVING ROOM

21' 1" x 11' 3" (6.44m x 3.43m) Fireplace housing wood burner, wall lights, stairs to first floor.

KITCHEN/DINER

9' 3" x 9' 9" (2.83m x 2.99m) Fitted with a range of base and wall units, worktop incorporating stainless steel sink unit, space for electric range, beamed ceiling, double glazed window, plumbing for washing machine and dish washer, large storage cupboard housing gas central heating boiler.

DINING AREA

9' 6" x 6' 6" (2.91m x 2.00m) Beamed ceiling, tiled floor, radiator, wall lights, double glazed window.



BATHROOM

9' 9" x 6' 5" (2.98m x 1.98m) Bathroom suite comprising, low level w/c, panel bath, separate shower cubicle, vanity sink unit, complimentary tiling, chrome heated towel rail, obscure double glazed window to rear.

BEDROOM

12' 1" x 9' 1" (3.69m x 2.79m) Measure to front of built in wardrobes, radiator, double glazed window to side elevation.

BEDROOM

9' 2" x 9' 0" (2.80m x 2.76m) Measured to front of built in wardrobes, radiator, double glazed windows to side and rear.



FIRST FLOOR

BEDROOM

13' 6" x 7' 9" (4.14m x 2.38m) + 11' 1" x 7' 8" (3.39 x 2.39) Formally two separate bedrooms and could easily be reinstated, two double glazed windows, radiator, loft access.

DOUBLE GARAGE

19' 5" x 19' 5" (5.94m x 5.93m) Two metal up and over doors, light and power connected, inspection pit.

GROUND FLOOR
872 sq.ft. approx.



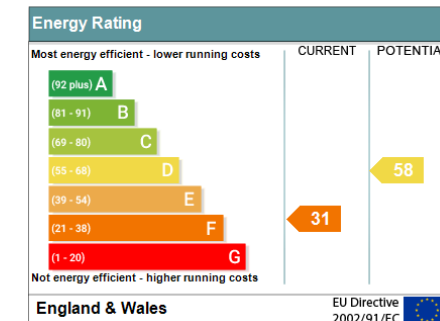
PARKING

Generous hard standing parking to the front of the garage for at least four vehicles.

GARDEN

The front garden has a southerly aspect and is laid to lawn bordered by flower beds and decked seating areas. The rear garden is laid to lawn.

Address: WHEEL RAVEN, WEST TOLGUS, REDRUTH, REDRUTH, TR...
RRN:



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.