



- 4 Bedrooms
- 2 Bath/shower rooms
- 3 Reception rooms
- Wonderful kitchen/dining room

Lilly Cottage, 15 Treskerby, Redruth, TR15 1RG

Guide Price £365,000

Charming character cottage that has been extended to provide wonderful family accommodation with 3 reception rooms, splendid kitchen/dining room, 4 bedrooms including master bedroom with ensuite shower room and having a good size enclosed rear garden with useful stone outbuilding and a hot tub! NO CHAIN



Property Description

Located in the popular hamlet of Treskerby on the western outskirts of Redruth, Lilly Cottage overlooks open farmland to the front and has been significantly updated and extended in recent years by the current owners. The property has double glazing and gas fired central heating and offers extremely adaptable family accommodation with generously proportioned rooms and a delightful enclosed garden with useful stone outbuilding and hot tub. Although parking on the road is easy there is scope to bring off road parking into the front of the property, if required. The accommodation is entered through a front porch which opens into the generous main living room with its wood burning stove set into an attractive granite fireplace with slate hearth and there is a beamed ceiling and wooden floor. Located off the lounge is a useful office, again having wooden flooring, this could equally provide a ground floor bedroom, if required. At the rear of the property is a wonderful kitchen/dining room with granite worktops and an under mounted enamel sink, range style cooker and island unit with wine rack. The dining area is under a sloping ceiling with roof light windows and double doors open out to the rear garden. A small rear passage leads to a beautifully refitted bathroom accessed via wooden door with stained glass window and opening to this generous room with delightful free standing bath, large separate shower, period style wash basin on vanity unit, wc and towel rail. Also located off the kitchen/dining room is further breakfast room/utility with double doors, again opening onto the rear garden, a stainless steel sink unit with storage space below and cupboard housing the gas boiler. The first floor has a landing area with linen cupboard and the master bedroom is extremely well proportioned with wooden flooring and gives access to an extremely generous ensuite shower room with large over sized shower cubicle, wc, wash basin and to one wall is an extensive range of fitted wardrobes. There are three further well proportioned bedrooms along with separate wc and wash basin located at the first floor level. Behind the walled approach to the property is a mostly lawned front garden with mature tree and side paved access leads around to the delightful enclosed rear garden with sitting area, mostly lawned garden, at the far end of which is





a covered area with hot tub and also access to a useful stone outbuilding providing excellent storage and other possibilities and at one end of which a door gives access to a wc and shower unit. There is a further attached stone store and all in all Lilly Cottage offers wonderful character accommodation overlooking farmland and with excellent access to both Redruth, Truro and the main A30 trunk road.

PORCH

7' 10" x 6' 1" (2.4m x 1.86m)

LOUNGE

28' 9" x 12' 1" (8.78m x 3.7m)

STUDY

11' 5" x 8' 6" (3.48m x 2.60m)

KITCHEN/DINER

22' 10" x 13' 1" (6.98m x 3.99m)

BREAKFAST/UTILITY ROOM

13' 1" x 8' 10" (4.0m x 2.7m) plus recess.

HALL

BATHROOM

13' 3" x 8' 6" (4.05m x 2.6m)

LANDING

MASTER BEDROOM

13' 9" x 13' 6" (4.21m x 4.14m)

ENSUITE

11' 5" x 9' 10" (3.50m x 3.02m) Plus wardrobes

BEDROOM

15' 5" x 10' 4" (4.7m x 3.16m) to the front of fitted wardrobes. 2 Windows to front overlooking farmland and having attractive stone reveals.



BEDROOM

11' 6" x 8' 11" (3.52m x 2.72m)

BEDROOM

13' 6" x 6' 8" (4.14m x 2.04m)

SEPARATE WC

With low level wc and wash basin.

OUTSIDE

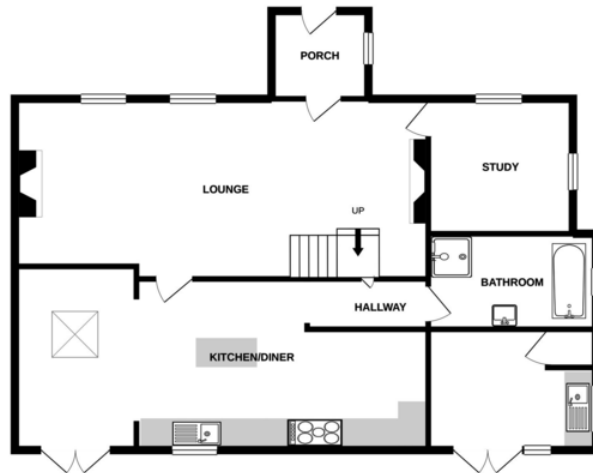
OUTBUILDING

18' 9" x 6' 11" (5.74m x 2.12m) plus shower and w.c

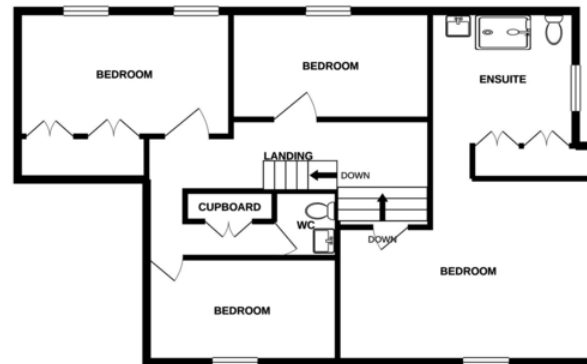
ATTACHED STONE STORE



GROUND FLOOR



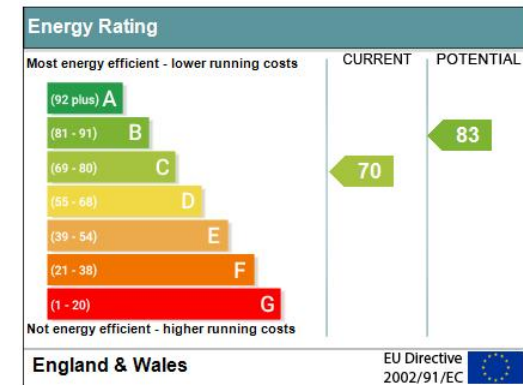
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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