

13 Albion Row
Carharrack, Redruth, TR16 5QW







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Nestled in the charming village of Carharrack, Redruth, this delightful character property on Albion Row offers a perfect blend of traditional charm and modern convenience. With two well-proportioned bedrooms, this home is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and character, making it an inviting space for relaxation or entertaining guests. The room is filled with natural light, enhancing the overall ambience of the home.

The property features a thoughtfully designed bathroom, ensuring comfort and practicality for everyday living. The layout of the home is both functional and appealing, providing a sense of space and comfort throughout.

Located in a picturesque setting, this property is surrounded by the stunning Cornish countryside, offering a tranquil lifestyle while still being within easy reach of local amenities and transport links. The village of Carharrack boasts a friendly community atmosphere, making it a wonderful place to call home.

This character property is a rare find, combining the charm of its historical features with the convenience of modern living. Whether you are looking to settle down or invest in a property with character, this home on Albion Row is not to be missed.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price- £248,200

Location

Carharrack is a village located mid Cornwall, growing in popularity and for good reason. The village enjoys a well stocked convenience store and a strong community. A super central location from which can be accessed stunning beaches on both the North and the South Coasts as well as the nearby mining trails perfect for walking and cycling. The A30 is also within easy reach as well as a selection of major towns such as Truro, Redruth, Camborne, Falmouth and Helston. There is a village church and Methodist Chapel , A Chinese takeaway village hall and popular sports and social club with associated football ground. There are a number of mining trails that cross the village and make splendid cycle ways or dog walking , spanning from Devoran to Portreath

Accommodation

Porch

Lounge/dining room

Kitchen

Bathroom

Bedroom one

Bedroom two

Parking

There is an off road parking bay to the front.

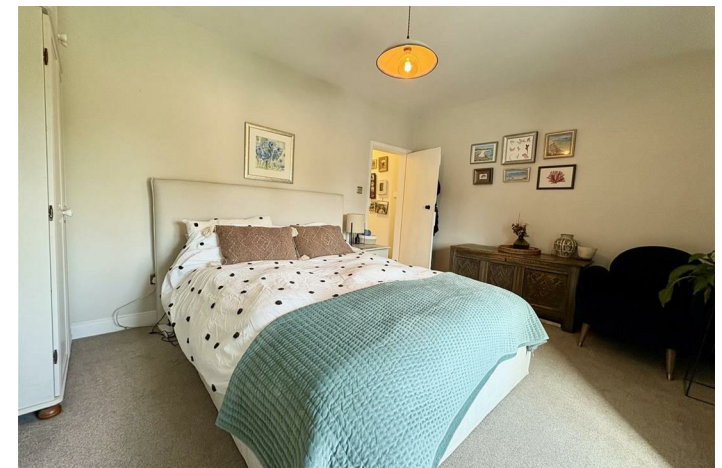
Outside

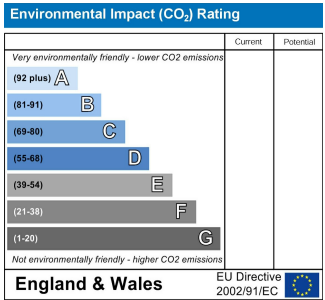
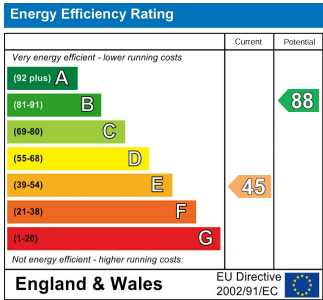
To the front there is a parking bay and a garden with 2 timber sheds and a small gravelled courtyard. To the rear is a beautifully presented and enclosed garden with raised beds and a terrace. There is a block-built and insulated Home office with power and wifi. There is space for a day bed. Provision for water connection.

Services

Mains Electricity, mains Water, mains Drainage.

Council Tax Band B





Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

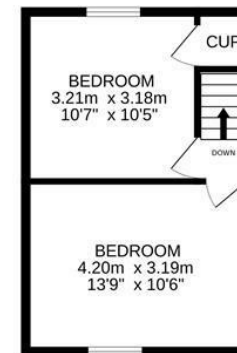
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GROUND FLOOR



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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