

Erbys, Tolcarne
Redruth, TR16 5HA







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Beautifully finished to a high standard throughout, this impressive and highly flexible property offers far more than meets the eye. Set within a generous plot, it features a modern two-bedroom detached bungalow, a separate two bedroom annexe, and an additional one bedroom annexe, making it an exceptional opportunity for multi-generational living or potential income stream.

Step into the main residence and you're welcomed by a spacious hallway that sets the tone for the quality and comfort found throughout. At the heart of the home is a stunning open plan lounge/kitchen/diner, a perfect space for entertaining. The kitchen is well appointed with a stylish range of units, ample storage, and a breakfast bar for casual dining. The bright and airy living area enjoys a log burner and plenty of space for relaxing with friends or family.

The two bedrooms are both generous doubles, with both enhanced by an ensuite with the master benefiting from built-in storage. A separate utility room, ideal for washing and additional storage, complete the accommodation.

The real standout feature of this home is its versatility. The detached two bedroom annexe and one bedroom annexe offer independence and privacy, ideal for extended family, older children, or as high demand holiday or long term rentals.

Outside, the gardens have been thoughtfully divided to offer space and privacy for each dwelling. The main house enjoys a substantial lawn, while the two-bedroom annexe benefits from its own enclosed garden area. Multiple outbuildings provide excellent storage and potential workshop space. A carport shelters several vehicles, and the long driveway offers ample off-road parking.



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Offers in excess of £700,000

Location

Tolcarne is a hamlet in the parish of St Day, Cornwall. St Day is historically known for its mining activities, which brought significant wealth to the area. Positioned between Chacewater and Redruth, St Day is part of the Cornwall and West Devon Mining Landscape, a World Heritage Site. Today, Tolcarne and St Day are primarily residential, offering a glimpse into Cornwall's rich industrial past.

Accommodation

Entrance Hallway

Kitchen/Diner/Living Room

Bedroom One with Ensuite and Storage

Utility Room with Cloakroom and Plant Room

Bedroom Two with ensuite

Carport

Providing additional storage and parking for two vehicles

Workshop

A large workshop with electricity inside perfect for further storage aswell as the opportunity that likes DIY or heavy duty jobs.

Parking

There is a large driveway providing lots of off road parking for several vehicles.

One Bedroom Annexe

Offering a bright open plan living space with a modern shower room and comfortable double bedroom, this annexe is both stylish and functional. A separate, attached office provides the perfect work from home environment, keeping your professional and personal life distinct. At the opposite end, there's the added bonus of a generous storage area, ideal for keeping things organised and out of sight.

Two Bedroom Annexe

This spacious two bedroom detached annexe offers excellent flexibility. Inside, you'll find a well-proportioned kitchen/diner, a comfortable living room, and two generous double bedrooms, the master benefiting from its own en-suite. A separate shower room and additional WC add to the convenience. Outside, the annexe boasts its own large, enclosed garden and private parking, making it ideal for guests, extended family, or potential rental use.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		72	8
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Outside

Services

Mains water, electricity and drainage. Ground Source Heat Pump.

Agents Note

The colour graded / black and white top down photograph of the plot is not an exact boundary plan and is for visual guidance only.

Council Tax Band-E

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

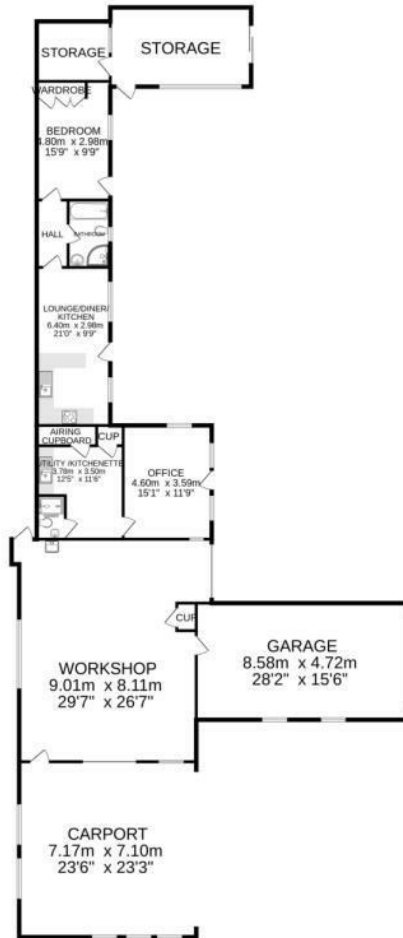
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

What3Words

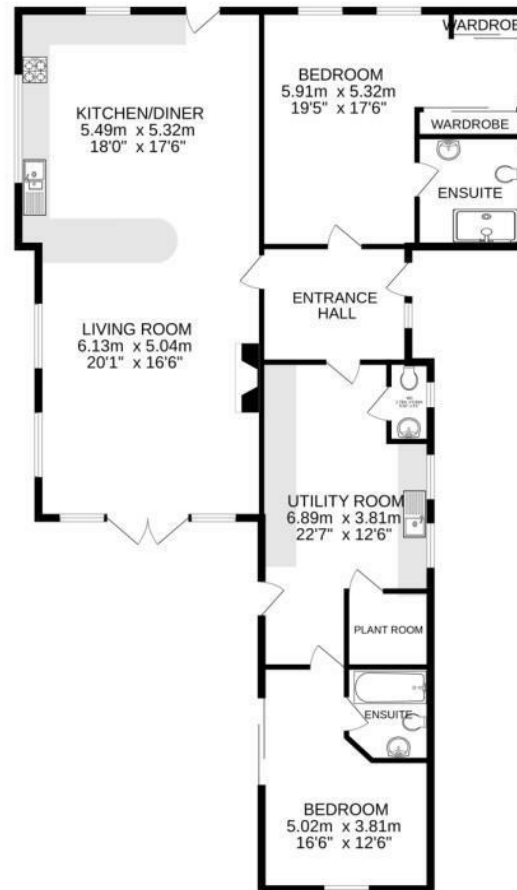
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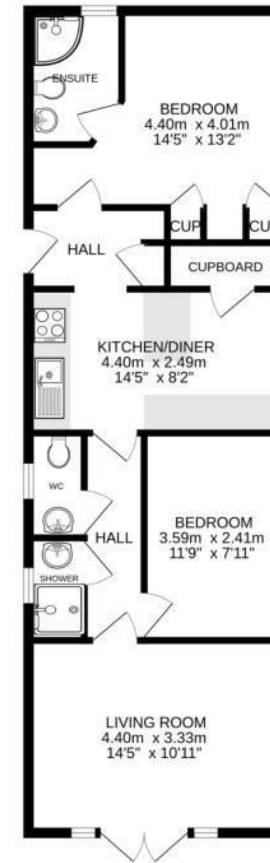
GROUND FLOOR



GROUND FLOOR



GROUND 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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