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Sales & Lettings



## Polgrey Smithy West End

St. Day, Redruth, TR16 5ND

**£225,000**



Offered for sale as a cash purchase only, this detached cottage benefits from well presented family living accommodation. There are two first floor bedrooms plus a third ground floor bedroom, a lounge/diner with a multi fuel stove, a fitted kitchen and a useful utility room. The property is double glazed and this is complemented by air source heating. Externally there is parking for several vehicles, gardens and the bonus of a substantial summerhouse/hobbies room and a garden shed.



We are very pleased to bring to market this most welcoming, detached three bedroom cottage with good parking, situated in the historic village of St Day and close to local amenities. Updated considerably by the current vendors, including the addition of solar panels, a new kitchen and a second side aspect porch, this is an opportunity to own an historical Cornish cottage, originally built around 1780 and of which the name refers to an historical blacksmiths. A good sized front porch leads into the lounge/living room/diner which has a substantial raised focal fireplace set in an original surround, accompanying raised corner features and stairs to the first floor. A door leads through to a convenient downstairs double bedroom albeit the new owners may wish to repurpose to a dining room. There is a good sized family shower room which is fitted with aqua board tiling. There is a utility room adjacent which then leads onto a well presented galley style kitchen with modern Wickes Metzo work surfaces, integrated cooking appliances, and a large pantry cupboard with sensor lighting. Access can be gained to the garden via the new side aspect porch. To the first floor, two double bedrooms are accessed from the landing. Externally, a generous tarmac driveway offering parking for up to three vehicles is further complemented by an off road parking space which is sited to the right as you look at the property. The three quarter wraparound garden has an insulated summer house/hobbies room and a large work shed. Furthermore, the rear section is in a partially courtyard style. In terms of location, there are many local amenities in the village within short walking distance including two convenience stores, a Post Office, butchers, pharmacy and a public house. There is also a second public house nearby, in the hamlet of Vogue, St. Day, which is within a seven minute walk. The centre of Redruth can be reached in a few minutes by car. Further afield, both Falmouth and Truro are equidistant and can be reached in around twenty five minutes or less by car. The coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in less than twenty minutes by car whilst the largest area of woodland in West Cornwall, Tehidy Country Park along with Tehidy Park Golf Club, are within a similar distance. The property location is also within proximity to many other North Cornwall coastal towns as well as other surrounding attractions being easily accessible. There are bus services and it is also worth noting that there are many local walks to be found around the St. Day area.

\* PLEASE NOTE THAT THIS PROPERTY IS OFFERED AS A CASH PURCHASE ONLY DUE TO FURTHER DRILLING BEING REQUIRED.

Upvc front door with three framed clear double glazed decorative panels opening to:

#### ENTRANCE PORCH

7'3" x 4'7" (2.23m x 1.41m)

Upvc double glazed window overlooking the driveway and front aspect. Electric radiator, mains smoke alarm and a solar panel battery board. Door with two single glazed frosted panels open to:

#### LOUNGE/DINING ROOM

20'4" x 12'2" (6.20m x 3.73m)

Stairs to the first floor and a upvc double glazed window with a deep sill overlooking the front garden and aspect. Second upvc double glazed window overlooking the front garden and aspect. Multi fuel burner set on a raised brick fireplace with a slate hearth all set within a traditional fireplace surround being brick backed. Two raised brick corner features, a double radiator and a door with two frosted single glazed panels to:

#### BEDROOM 3

8'3" x 15'2" (2.52m x 4.63m)

A dual aspect room with a upvc double glazed window overlooking the side aspect with a deep sill and a upvc double glazed window overlooking the front aspect with a deep sill. Loft access hatch.

#### T SHAPED HALLWAY

Door to:

#### FAMILY SHOWER ROOM

11'10" x 6'11" (3.61m x 2.12m)

Low level wc with a built-in cistern and a wash hand basin built into a vanity unit. The room is partially tiled with aqua board. Walk-in shower with a thermostatic shower and a glass shower screen. Upvc obscure double glazed window to the side aspect, double radiator, extractor fan and a mirrored medicine cabinet.

#### UTILITY ROOM

Upvc double glazed window set in a deep sill overlooking the rear garden and aspect. Roll edge worktop with a storage cupboard above. Space and plumbing for a washing machine and a condensing tumble dryer. Mains smoke alarm and an open storage area with slatted shelves. Door to a storage cupboard housing a hot water cylinder.

#### KITCHEN

14'0" x 6'10" (4.28m x 2.09m)

A galley style kitchen fitted with a range of base level storage cupboards and drawers. Wickes Metzo slate effect straight edge work surfaces and a single sink and integrated drainer. Corner pantry cupboard with shelved storage and automatic lighting. Integrated AEG oven and grill plus an integrated Electrolux electric hob with an extractor hood over and an orange aluminium splash back. Recess currently housing a large fridge/freezer. Steps lead up to a upvc door with obscure double glazed panel leading to:

#### SIDE PORCH

With triple aspect upvc double glazed windows and leading to the side and rear garden.

#### FIRST FLOOR

#### L SHAPED LANDING

Radiator and a mains smoke alarm. Door opening to a full height storage cupboard.

#### BEDROOM 1

10'5" x 13'1" (3.19m x 3.99m)

Upvc double glazed window in a bay overlooking the front driveway and aspect. Radiator and loft access hatch.

#### BEDROOM 2

9'11" x 8'1" (3.04m x 2.47m)

Upvc double glazed window in a bay overlooking the front driveway and aspect. Radiator and a high level obscure glazed window.

#### OUTSIDE

To the front a tarmac driveway provides parking for up to three vehicles. There is a raised front patio and a further parking space to the front on the right hand side. The garden is a three quarter wraparound and to the left there is an insulated triple aspect SUMMERHOUSE/HOBBIEST ROOM 5.23m x 2.22m (17'2" x 7'6") and a large double aspect GARDEN SHED 2.24m x 2.96m (7'4" x 9'9"). External power socket.

#### DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left into Station Hill. Continue up passing the railway station on the right into Higher Fore Street. At the junction turn right and at the triangle turn left into St Day Road. At the roundabout proceed straight over towards St Day, passing through Vogue and continue up Vogue Hill where the property will be found on the right side just before the community centre.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

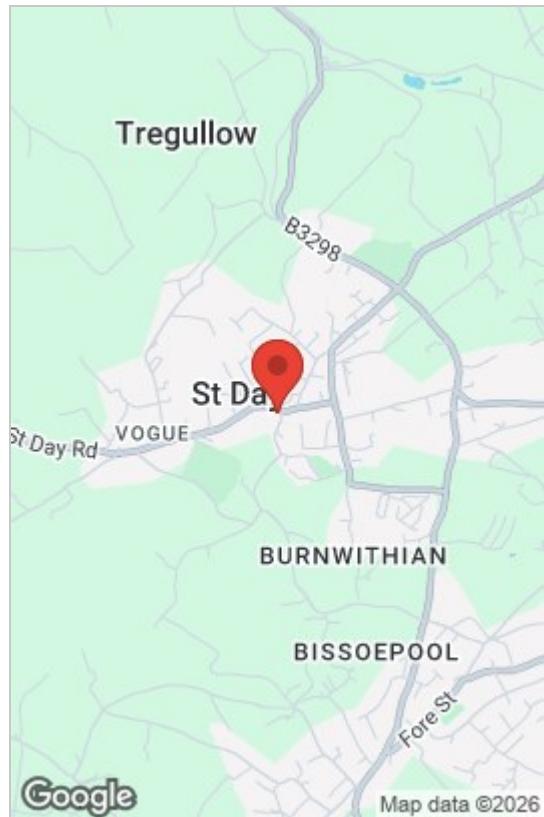
#### SERVICES

Mains drainage, mains water, mains electricity, air source heating and a multi fuel stove. Owned solar panels.

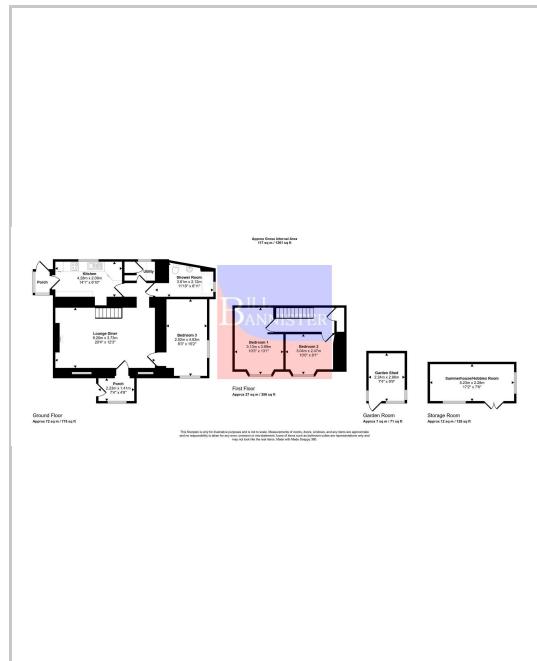
Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Good outdoor, Three Variable outdoor, O2 Good outdoor & indoor, Vodafone Good outdoor & indoor (sourced from Ofcom).

## Area Map



## Floor Plans



## Energy Efficiency Graph

