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# BILL BANNISTER

Sales & Lettings



## Chy An Lur

Blowinghouse, Redruth, TR15 3HB

**£369,950**



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Offered with no onward chain, Chy An Lur has benefitted from recent modernisation and investment, and boasts deceptively spacious, adaptable accommodation.

An entrance hallway leads into the lounge, which in turn opens through to a generous dining room, all retaining attractive original wooden floors. To the rear of the property is a well-appointed kitchen, enjoying rural views across the valley and direct access on to the patio and rear garden. Also on the ground floor is a large double bedroom with an extensive range of wardrobes and built-in storage, together with a family bathroom fitted with a corner bath and separate shower cubicle.

To the first floor are two attic rooms, each accessed from the landing and benefitting from Velux skylight windows, providing bright and flexible additional accommodation.

An added bonus is the large basement, with two rooms recently lined and currently used as a games room and snug, with further cellar areas offering excellent storage and development potential.

The property benefits from a gas fired heating system and double glazing, with additional radiators added in 2023. The roof was replaced in July 2024. Externally a substantial electric gate, operable remotely, opens onto a large, gravelled driveway providing parking for numerous vehicles. To the rear is a fully enclosed, unoverlooked sunny garden, mostly laid to gravel for ease of maintenance and featuring a raised patio area accessed through the kitchen, and pretty rural views over the Tolskithy Valley. Further features include additional storage areas, with access gates, either side of the house, private stepped access to the valley below and a vegetable bed.

Chy An Lur is most conveniently sited on several bus routes and is just three miles from the coast with its wonderful beaches. The A30, Redruth town centre and the main line railway station are approximately one mile away, while shops, Barncoose Hospital and Redruth School are within easy walking distance.

We understand that planning permission was granted under PA22/06097 for a hip and gable roof replacement providing two en-suite bedrooms upstairs. This planning has now lapsed and would need to be renewed.

## **RECESSED PORCH**

With outside light.

## **HALLWAY**

With a modern space saving radiator and original wooden floor.

## **LOUNGE**

**13'8" x 16'3" (4.17m x 4.97m)**

A bay window to the front elevation, original wooden floor, log burner and slate hearth flanked by panelled alcoves. Radiator and open access to:

## **DINING ROOM**

**9'11" x 12'11" (3.04m x 3.94m)**

Generously sized with a wood floor, uplighters, and a radiator.

## **BEDROOM**

**12'5" x 9'11" (3.81m x 3.03m)**

Fitted with a substantial range of built-in wardrobes and overhead storage, a dressing table area with a mirror above and bedside cabinets. Radiator.

## **BATHROOM**

**7'6" x 7'8" (2.31m x 2.34m)**

Corner bath and a tiled shower cubicle with a mains shower. Large oval wash hand basin with cupboards beneath and a tiled splash back and mirror above. Low level WC.

## **KITCHEN**

**12'2" x 11'2" (3.71m x 3.41m)**

Well laid out and with door to patio and rear garden, and rural views across the valley. Ample work surfaces with cupboards and drawers beneath, space for white goods and a single drainer circular sink. Complementary eye level units, a breakfast bar, and a radiator. Gas cooker with hood, and Combi boiler.

## **FIRST FLOOR**

### **ATTIC ROOM 1**

**7'9" x 17'5" (2.38m x 5.33m)**

With a Velux window and an electric radiator.

### **ATTIC ROOM 2**

**10'11" x 9'8" (3.34m x 2.96m)**

With a Velux window and an electric radiator.

## **LANDING**

With attic storage 1.22m x 2.74m (4' x 9')

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## BASEMENT

Stairs lead down to a basement area covering the full footprint of the house. The hallway leads to two rooms which have recently been lined and are currently used as a games room and a snug. There are two further storage rooms, and additional space offering potential.

### BASEMENT ROOM 1/GAMES ROOM

10'7" x 13'5" (3.25m x 4.10m)

### BASEMENT ROOM 2/SNUG

8'5" x 10'8" (2.59m x 3.27m)

### STORAGE AREA

14'9" x 14'9" (4.50m x 4.50m)

## OUTSIDE

A large sliding electric gate leads to a substantial gravel parking area. It can be operated by a mobile app, with a manual override if required. The front area is very well enclosed affording a good degree of privacy and has flower beds and electric points. There is also a side parking and turning area, a small part of which adjacent to the road is unadopted. The Council have never shown any interest in its use, and this has been the situation for many years. The rear garden is fully enclosed and laid to gravel, with borders and a raised patio/barbeque area enjoying lovely views over Tolskithy Valley. A large storage shed may be available by separate negotiation, further storage area to the sides, and a vegetable bed. Gated private steps with direct access to the valley below. The site is just over a tenth of an acre (0.13).

## DIRECTIONS

From our office in Redruth proceed up West End and all the way to

Blowinghouse roundabout. Proceed straight over the roundabout towards Camborne and the property will be found on the right hand side.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

## SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 7 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



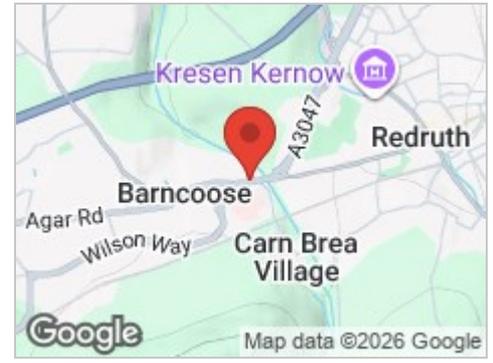
## Road Map



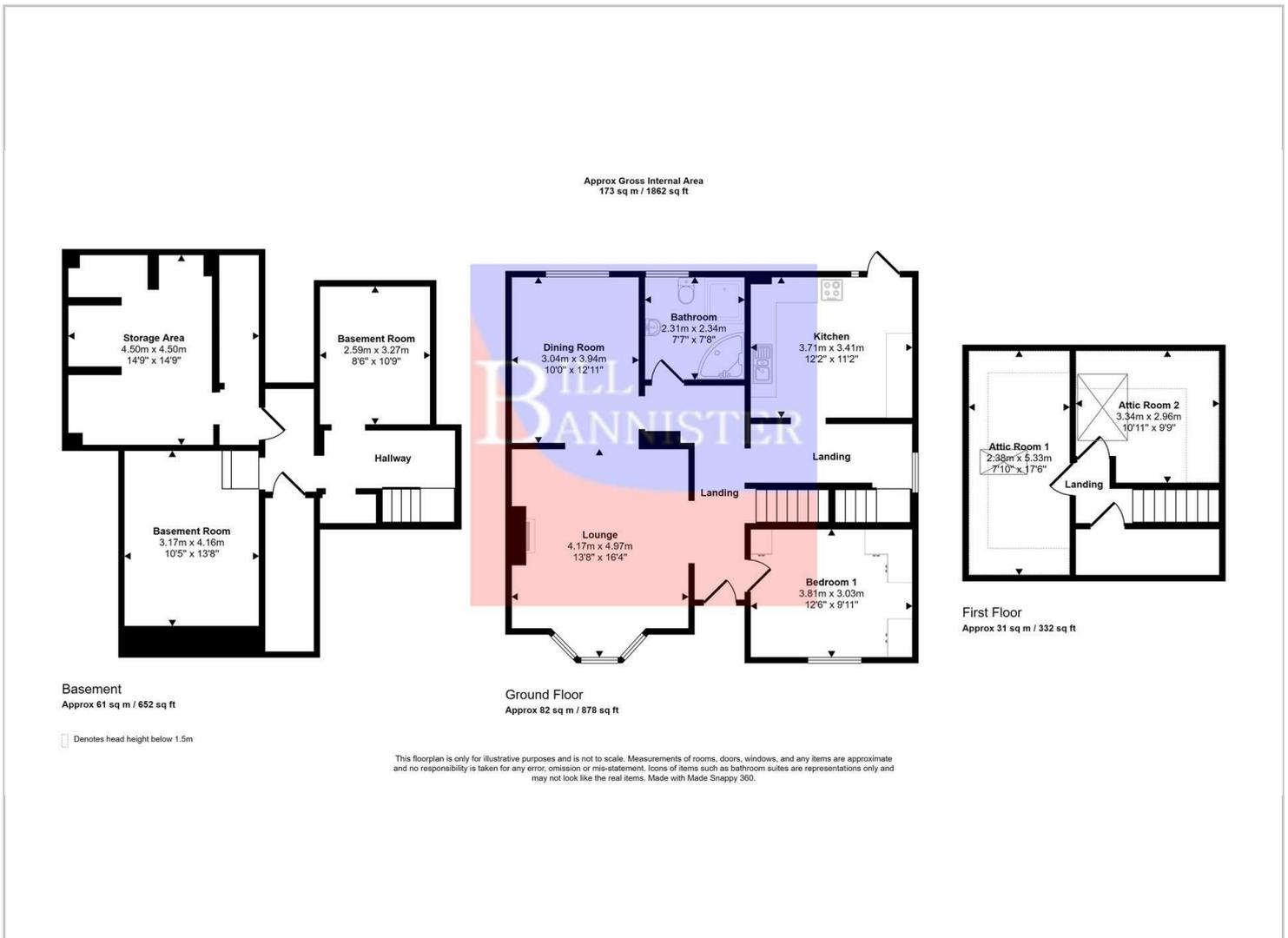
## Hybrid Map



## Terrain Map



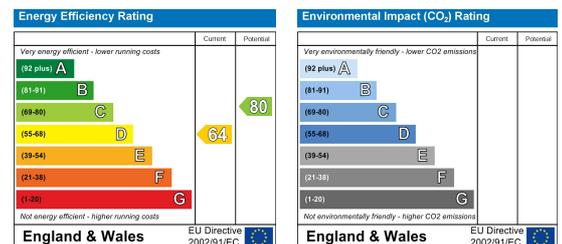
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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