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Sales & Lettings



Leslie House, 50 Plain-An-Gwarry

Redruth, TR15 1JE

£249,950

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We are very pleased to bring to market this four bedroomed, double fronted, end of terrace character property, offering generous family living space and with three large bedrooms to the first floor. The property is ideally situated for local amenities, schools and Redruth town itself. Offering a fantastic opportunity for buyers looking to add their own finishing touches to create a home tailored to their tastes, some renovation work has already begun, providing a solid foundation for the next owner to take over and bring the project to completion. With some improvements underway, there is plenty of potential to enhance both the layout and finish to suit individual requirements by expanding on a number of existing characteristic touches. On entry, a generous hallway gives access to the ground floor living space. Turn left for the large reception room with a multi fuel burner set within a traditional Cornish fireplace. Open to the dining area, there is further open access to the partially completed fitted kitchen which links to a planned utility area. There are French doors that open out onto the rear garden. Returning to the hallway, turn right for the second reception room, another very good sized room with a traditional open fire and a built-in media shelf. The ground floor bathroom, also accessed from the hallway, is primarily aqua boarded and fitted with a modern suite including a P-shaped bath. A switchback staircase leads to a first floor half landing from where an arch shaped window throws in considerable natural light. Onto the main landing area, all four bedrooms are accessed from here. Three are sited towards the front of the property with the fourth at the rear which includes an eye catching sloped ceiling.

Externally, the front of the property is low maintenance and primarily laid out gravel. A new owner may wish to explore the possibility of creating a parking space to one side here, of course subject to the appropriate consent. A separate pathway accesses a gate leading to the rear garden. The low maintenance rear garden, with itself is accessed from French doors in the kitchen and these open out onto a pathway which surrounds a raised slabbed patio.

In terms of location, the property is within a short walking distance of both a supermarket and a public house. Redruth Rugby club as well as Redruth town centre are also within walking distance. In the town itself, you will find a range of independent retailers, chain stores and a good range of cafes along with public houses, a cinema and also 'The Buttermarket', a vibrant food hall and social meeting venue. There are a number of nearby schools and Redruth main line railway station, where you can access London amongst other destinations, is just over half a mile and can therefore be reached on foot or via a short drive. In the same area, there is access to local bus services. Further afield, Portreath Beach is under a fifteen minute drive, as are Tehidy Country Park and Tehidy Golf Club. Godrevy and Gwithian beaches are just under twenty five minutes away

by car. Many other local towns, beaches and attractions are also nearby and accessible; including via public transport.

Wooden front door with a single obscure glazed half panel opens to:

HALLWAY

A generous hallway with a radiator and stairs to the first floor. Built-in services cupboard and an understairs storage area housing an Alpha boiler. Obscure glazed door opens to:

RECEPTION ROOM 1/DINING ROOM

12'9" x 11'5" + 10'8" x 7'6" (3.90m x 3.49m + 3.26m x 2.29m)

Original exposed stone walls to the front and a upvc double glazed sash window overlooking the front garden and aspect set in a bay. Multi fuel burner set in a traditional fireplace on a slate hearth. Open serving hatch with a marble shelf and open access to:

KITCHEN

9'3" x 14'1" (2.83m x 4.30m)

Partially completed with modern units consisting a range of eye level storage cupboards and base level storage cupboards and drawers. Roll edge work surfaces, a Smeg integrated electric hob with a splash back and an electric Electrolux oven and grill below with a built-in extractor hood above. Single stainless steel sink and drainer with a spring neck mixer tap. Wooden half casement glazed French doors open out to the rear garden and open access to:

UTILITY AREA

8'11" x 7'4" (2.73m x 2.25m)

RECEPTION 2/LOUNGE

10'5" x 12'0" (3.20m x 3.67m)

Upvc sash window behind a deep sill overlooking the front garden and aspect. Built-in media shelf, traditional open fire and a shelved alcove. Radiator.

FAMILY BATHROOM

9'1" x 6'3" (2.79m x 1.92m)

With partial aqua boarding, a low level wc and a wash hand basin below a mirrored medicine cabinet. P shaped bath with a waterfall tap, a Triton electric shower over and a shaped glazed shower screen. Wall mounted towel rail and an obscure double glazed upvc window to the rear aspect.

FIRST FLOOR

HALF LANDING

Arched upvc double glazed window behind a deep sill.

LANDING

Loft access hatch.

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BEDROOM 1

10'6" x 12'7" (3.22m x 3.84m)

A dual aspect room with a upvc double glazed sash window overlooking the front garden and aspect and a upvc double glazed window overlooking the side aspect. Radiator.

BEDROOM 2

10'7" x 11'10" (3.23m x 3.62m)

Upvc double glazed sash window overlooking the front garden and aspect. Radiator.

BEDROOM 3

12'5" x 7'4" (3.80m x 2.26m)

Upvc double glazed window overlooking the rear aspect. Radiator.

BEDROOM 4

7'7" x 9'3" (2.32m x 2.84m)

Upvc double glazed sash window overlooking the front garden and aspect. Radiator.

OUTSIDE

To the front a pedestrian gate and pathway leads to the front door. This pathway splits two laid to gravel areas with mature trees to one side and wall bordered all round. The rear garden is accessed from the kitchen to a pathway surrounding a raised slabbed patio. There are walled borders, mature shrubbery and a Palm Tree feature. A pathway and gate leads to the front of the property.

DIRECTIONS

From our office in Redruth proceed along Chapel Street, into Foundry Row and then take the second turning right by the traffic lights into Plain-An-Gwarry. Continue along and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

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

Broadband highest available download speeds - Standard 14 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



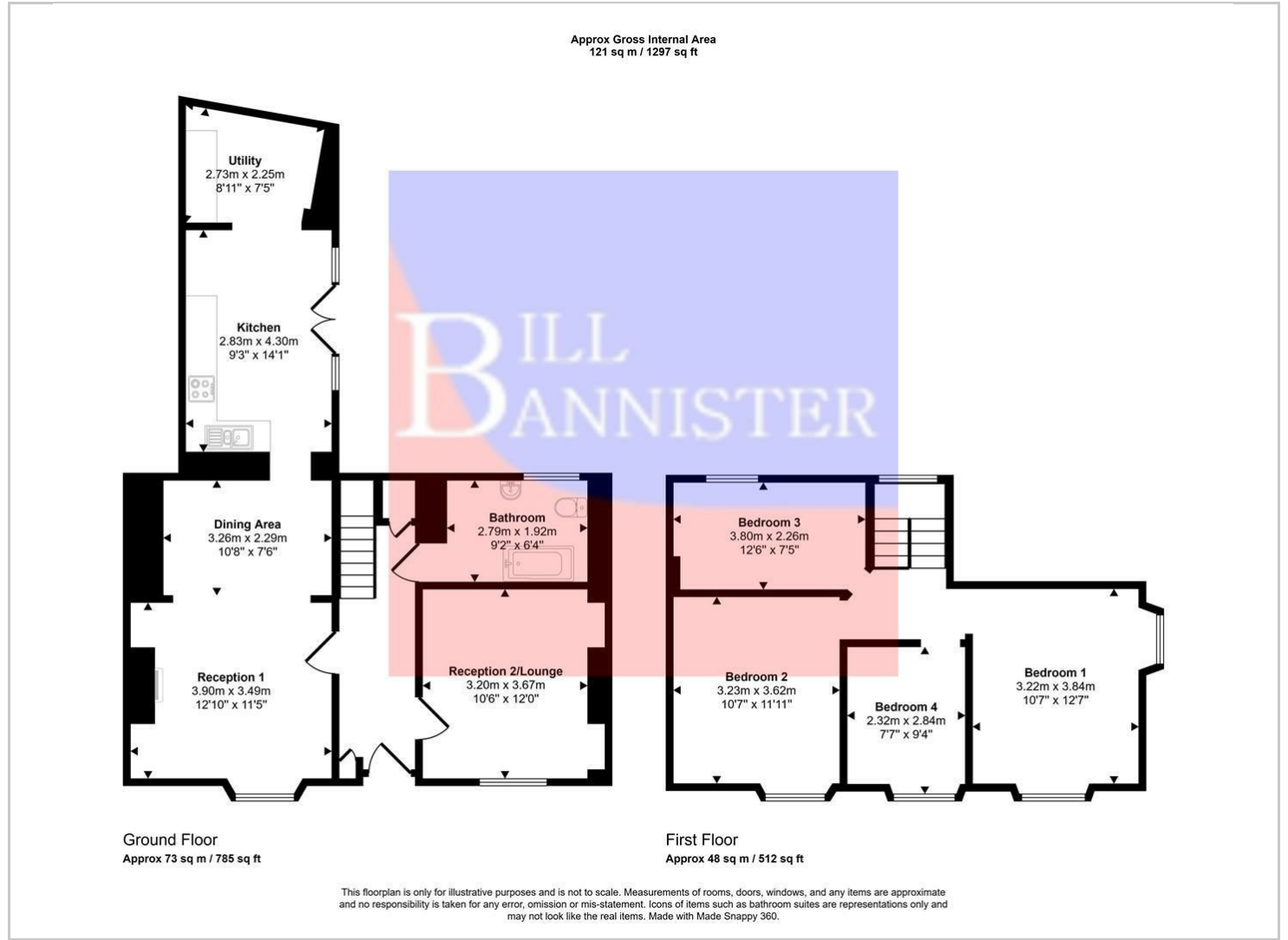
Hybrid Map



Terrain Map



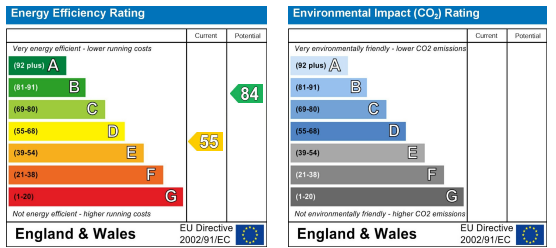
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.