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BILL BANNISTER

Sales & Lettings



Seythfold

Busveal, Redruth, TR16 5HH

£349,950



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This provides an opportunity to purchase a detached bungalow with an extensive range of outbuildings and located in a very popular area steeped in local history. The bungalow has a long lounge/diner, a kitchen, a family bathroom and two double bedrooms, one with a range of fitted wardrobes. It is double glazed and the heating is via a Grant oil boiler. Hot water is provided by an oil fired Rayburn stove in the kitchen and there is also a hot water cylinder with an immersion heater. To the rear of the kitchen there is a useful sun room/utility with space for white goods. Externally a driveway provides turning and parking facilities leading to a garage. The front garden has been thoughtfully and carefully laid out, mainly lawned and being enclosed with a golden gravel area ideal for pots etc. To the rear there are four timber outbuildings, two of which are of generous proportions. The rear garden is well enclosed with flower borders etc. The property is situated close to the historic Gwennap Pit where John Wesley used to preach. Busveal borders open countryside but gives good access to towns and shopping facilities in nearby St Day. To summarise, we feel this is an interesting proposition for possibly someone who has hobbies and requires a good range of outbuildings.

ENTRANCE HALL

Approached via a double glazed door with a panel to each side. Porthole window and glass bricks to one wall adjoining the kitchen. Access to the roof space via a loft ladder. Airing cupboard housing a hot water cylinder and an immersion heater. Store cupboards and a Grant oil fired boiler providing the radiators.

LOUNGE/DINER

14'11" x 22'10" (4.56m x 6.97m)

A very pleasant dual aspect room with French doors to the rear. Focal dummy fire surround and hearth with an inset electric coal effect fire. Two radiators.

KITCHEN

10'6" x 17'8" (3.21m x 5.41m)

One and a half bowl stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath, space for white goods and tiled splash backs. Oil fired Rayburn stove with a back boiler for the domestic hot water. This is a good working kitchen and gives access to:

SUN ROOM/UTILITY

13'11" x 7'3" (4.26m x 2.21m)

With a triple aspect and an external door.

BEDROOM 1

11'7" x 11'7" (3.54m x 3.54m)

Fitted wardrobes and a chest of drawers. Radiator.

BEDROOM 2

11'7" x 10'9" (3.54m x 3.29m)

Radiator.

BATHROOM

7'9" x 6'5" (2.37m x 1.97m)

Panelled bath with a mixer shower and a tiled surround. Pedestal wash hand basin and a low level wc. Ladder towel rail and partial wall tiling.

OUTSIDE

A front driveway provides parking and turning facilities. There is a very neatly arranged front lawn with borders and a golden gravelled area ideal for plants pots etc. There is a small shed ideal for garden implements and a pedestrian side access leads to the rear. There is an attached GARAGE 5.60m x 3.39m (18'4" x 11'1") with a pedestrian rear door and power connected. The rear garden is well enclosed with no less than four quite substantial useful outbuildings. Power connected.

DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left by the traffic lights into Station Hill. Continue straight on at the next lights passing the railway station on the right and on into Higher Fore Street. At the junction turn right and then left at the triangle into St Day Road. At the roundabout proceed straight over towards St Day and follow this road all the way along into the hamlet of Vogue. At the bottom of the hill turn right sign posted Gwennap Pit and follow this road for approximately a mile. Turn left sign posted again to Gwennap Pit and the property will be found a little way along on the right hand side identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

The property is next door to Three Firs Farm. This is a working farm with residential accommodation, stabling for horses, livery services, a farrier and livestock. It is also the base for the owner's Miners Blood Hounds MBH hunt group.

SERVICES

Private drainage (septic tank), mains water, mains

electricity and oil heating.

Broadband highest available download speeds - Standard 16 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



