



1 Wheal Jewel

St. Day, Redruth, TR16 5JH

Guide Price £150,000



Situated close to the popular village of St Day, this detached park home sits in approximately a quarter of an acre site being very well enclosed and offering parking for several vehicles. The property has two bedrooms, master with an en-suite wc, an open plan lounge/diner/kitchen and a shower room. It is double glazed and this is complemented by LPG gas heating. Externally, in addition to the grounds there is a block built outbuilding and a cedar shed.



This presents an interesting opportunity to acquire a piece of land approximately a quarter of an acre in size with an established residential unit upon it measuring approximately 35' x 12'. Some forty years ago there was a further unit but this was removed and we understand that permission would need to be re-applied for from the local authority. The existing unit has two bedroomed accommodation, one of which has an en-suite wc and there is plenty of storage. There is a kitchen area and a lounge/diner. A shower room is also provided. The property has LPG gas fired heating serving radiators and this is complemented by double glazing. The grounds are well enclosed and approached via large gates with plenty of parking. There is a block built outbuilding with a wc and also a cedar shed plus further storage. An open aspect is enjoyed over the valley. Easy access is given to both the villages of St Day and Carharrack and there is also a village primary school in St Day.

ENTRANCE HALL

Cupboard housing a Morco LPG boiler.

INNER HALL

With a radiator.

OPEN PLAN LOUNGE/DINER/KITCHEN

18'1" x 11'11" (5.52m x 3.65m)

A triple aspect picture window with views over the valley. LPG fire, a radiator and an external door. A peninsular unit divides this area from the kitchen. Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath and an LPG cooker. Eye level cupboards and a radiator.

BEDROOM 1

8'3" x 9'10" (2.52m x 3.02m)

With a wardrobe and a radiator.

EN-SUITE

Wash basin and a wc. Radiator.

BEDROOM 2

9'8" x 5'10" (2.97m x 1.79m)

Wardrobe and a radiator.

SHOWER ROOM

6'7" x 3'6" (2.02m x 1.09m)

Square shower cubicle with a mains shower, enclosed wash hand basin and a low level wc. Shelving and a radiator.

OUTSIDE

The property stands on a very generous plot and would appear to extend to approximately a quarter of an acre. As mentioned previously, there was another residential unit on the site but this was removed many years ago. The grounds are mostly laid to lawn and well enclosed with good established shrubbery. It also has a hard standing providing parking for plenty of vehicles if so required. There is a block built shed with an outside wc and a cedar shed.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth into the village of Lanner. At the crossroads by the Coppice Inn turn left and follow this road all the way to the village of Carharrack. Turn left into the main street passing the shop on the left and continue through the village. Proceed down the hill and climb up the other side towards St Day. Turn right down a lane approximately half way up the hill and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

Please note the property is opposite a purpose built Gypsy & Traveller site.

SERVICES

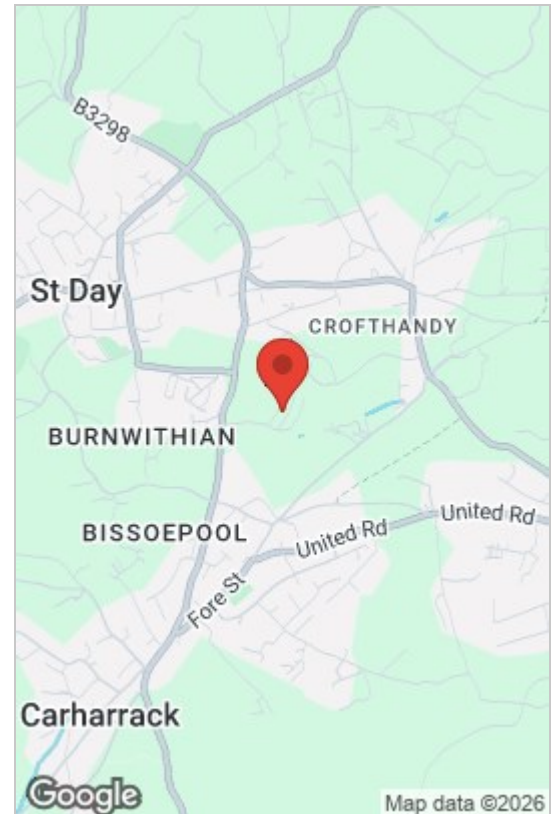
Private drainage (septic tank x 2), mains water, mains electricity and LPG gas heating.

Broadband highest available download speeds - Standard 12 Mbps, Superfast 76 Mbps (sourced from Ofcom).

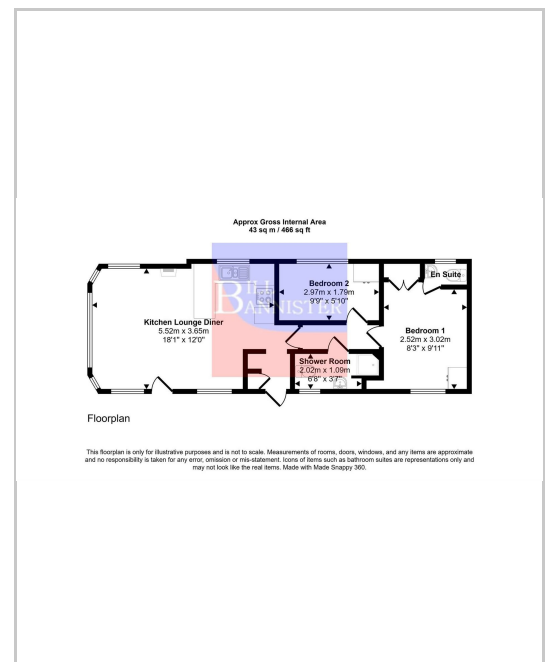
Mobile signal -

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

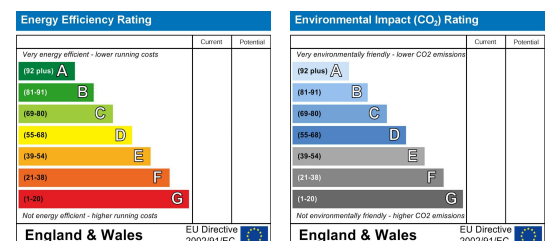
Area Map



Floor Plans



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.