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BILL BANNISTER

Sales & Lettings



Archway House, 15 Glenfeadon Terrace

Portreath, Redruth, TR16 4JX

£399,950

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We are delighted to bring to market this four bedroomed property that presents a fabulous opportunity for family living in the heart of the North Cornish coastal town, Portreath. Viewing is essential to appreciate the space on offer and this house will certainly appeal to those with an eye for potential given the generous living space and versatility on offer. Planning permission has been approved for the sub-division and extension of the existing dwelling to provide an additional dwelling. A good sized triple aspect entrance porch leads to an internal front door which opens into the hallway with stairs to the first floor. A rear hallway accesses the downstairs bedroom which could be enhanced and complemented by the completion of an adjacent shower room, on which some work has started. A new owner may also consider repurposing the downstairs bedroom to an office or hobby room. Off the hallway is a very sized double aspect lounge/living room with a nice open fire set on a marble hearth and space for dining if so required. There is also an option of reinstating an interconnecting door back into the hallway to help flow through. The kitchen is of a galley style layout with a central island feature and additional natural light courtesy of full length French doors to the front driveway. This front part of the kitchen could also provide dining space. To the rear of the kitchen, a door opens into a utility area with a useful shower room. From the utility area, access is given to the rear garden. To the first floor, there are three bedrooms, a master with the benefit of an en-suite shower room to the rear and two further bedrooms to the front. The bedrooms are complemented by a fully tiled family bathroom. Externally, a pathway to the front door borders two laid to shingle areas that form a driveway that can accommodate up to three vehicles. The front garden is primarily south facing and the patio provides a pleasant place to sit and enjoy the sunshine! The rear garden is fully enclosed with a good element of privacy. A laid to lawn area leads to a rear decking feature. Furthermore, we understand from the current vendor that there is planning permission in place to convert the property into two dwellings so this may well suit a family seeking the flexibility of independent living within the same property footprint. This quite delightful location means that the local beach can be reached on foot in a matter of minutes. The famous South West coastal path is also very close by whilst there are many other local beaches within easy reach. Portreath itself offers two public houses, cafes and local shops plus a fish and chip shop with a restaurant. Further afield, Camborne and Redruth town centres are equidistant and can be reached in less than fifteen minutes by car. Tehidy Woods is less than ten minutes by car but can also be reached on foot. Tehidy Park Golf Club is around five minutes away by car.

Upvc half clear double glazed panelled door opens to:

ENTRANCE PORCH

Triple aspect with upvc double glazed windows. Fully obscure double glazed panelled upvc internal door opens to:

HALLWAY

6'3" x 13'3" (1.93m x 4.06m)

Stairs to the first floor and an internal casement glazed door opens to:

REAR HALLWAY

5'7" x 9'8" (1.72m x 2.96m)

Open access to a partially completed shower room and wc. Open access to:

BEDROOM 4

11'5" x 7'3" (3.48m x 2.22m)

Radiator below a upvc window overlooking the rear garden and aspect.

LOUNGE/DINER

10'8" x 17'7" + 13'4" x 13'6" (3.27m x 5.38 + 4.07m x 4.13m)

A double aspect with a upvc double glazed window overlooking the front aspect. Open fire set on a marble hearth with a brick surround. Two radiators and an interconnecting door back to the hallway. Sliding upvc double glazed patio doors overlooking the rear garden and aspect. Open access to:

KITCHEN/BREAKFAST ROOM

9'3" x 21'5" (2.82m x 6.53m)

Upvc double glazed patio doors with upvc double glazed side panels overlooking the front aspect. A galley style kitchen with partial wood panelled feature walls. Range of eye level storage cupboards and base level storage cupboards and drawers with a coal fired Range cooker. Roll edge work surfaces with tiled splash backs, space for an electric cooker and space and plumbing for a dishwasher. One and a half bowl stainless steel sink and drainer with a tiled splash back. Space for a tall fridge and freezer and a central island unit. Upvc half clear double glazed door with a upvc double glazed side window and steps down to:

UTILITY AREA

5'10" x 9'11" (1.8 x 3.04m)

Belfast sink with a tiled splash back. Corrugated plastic roofing.

SHOWER ROOM

Low level wc and a Triton Jade II electric shower. High level pull cord Micromark electric heater. Built-in wash hand basin with a tiled splash back. Obscure glazed window to the rear.

FIRST FLOOR

LANDING

Upvc double glazed window to the side aspect. Loft access hatch. Full height airing cupboard housing a hot water cylinder.

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BEDROOM 1

11'4" x 11'5" (3.46m x 3.5m)

Radiator below a upvc double glazed window overlooking the rear garden. Wash hand basin with a tiled splash back built into a vanity unit. Door opens to:

EN-SUITE SHOWER ROOM

Fully tiled with a low level wc and a thermostatic shower. Upvc obscure double glazed window to the rear.

BEDROOM 2

9'10" x 11'5" (3.02m x 3.5m)

Radiator below a upvc double glazed window overlooking the front aspect.

BEDROOM 3

10'5" x 9'2" max (3.2m x 2.8m max)

Radiator below a upvc double glazed window overlooking the front aspect. Door opens to a built-in wardrobe with hanging space.

FAMILY BATHROOM

5'7" x 6'6" (1.71m x 1.99m)

Fully tiled with a low level wc and a wash hand basin. Bath with a thermostatic shower over. High level obscure double glazed upvc windows, one to the side and one to the rear aspect.

OUTSIDE

To the front a path leads to the entrance porch and splits two shingle areas with parking for up to three vehicles. There is a raised patio and a raised side border of mature plants, bushes and trees. External tap. The rear garden has a laid to lawn area with a raised side border of mature plants and shrubs. Rear decking area.

DIRECTIONS

From our office in Redruth take the road to Portreath. Proceed past the school on the left and around the left hand bend. Turn left into Glenfeadon Terrace, under the bridge and the property is the first on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

Important Notice – Local Infrastructure Scheme:

Prospective purchasers should note that 15 Glenfeadon Terrace falls within the preliminary project boundary for the Environment Agency's proposed Portreath Flood Alleviation Scheme. The current proposals anticipate engineering works in the immediate vicinity between Spring 2027 and October 2028. Full details regarding the scheme, working areas, and associated preliminary plans are available upon request or via the Environment Agency project team.

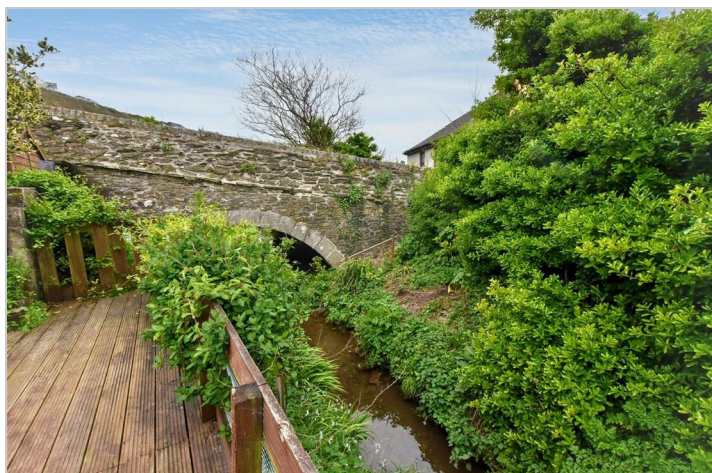
SERVICES

Mains drainage, mains water, mains electricity and solid fuel heating.

Broadband highest available download speeds - Standard 15 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



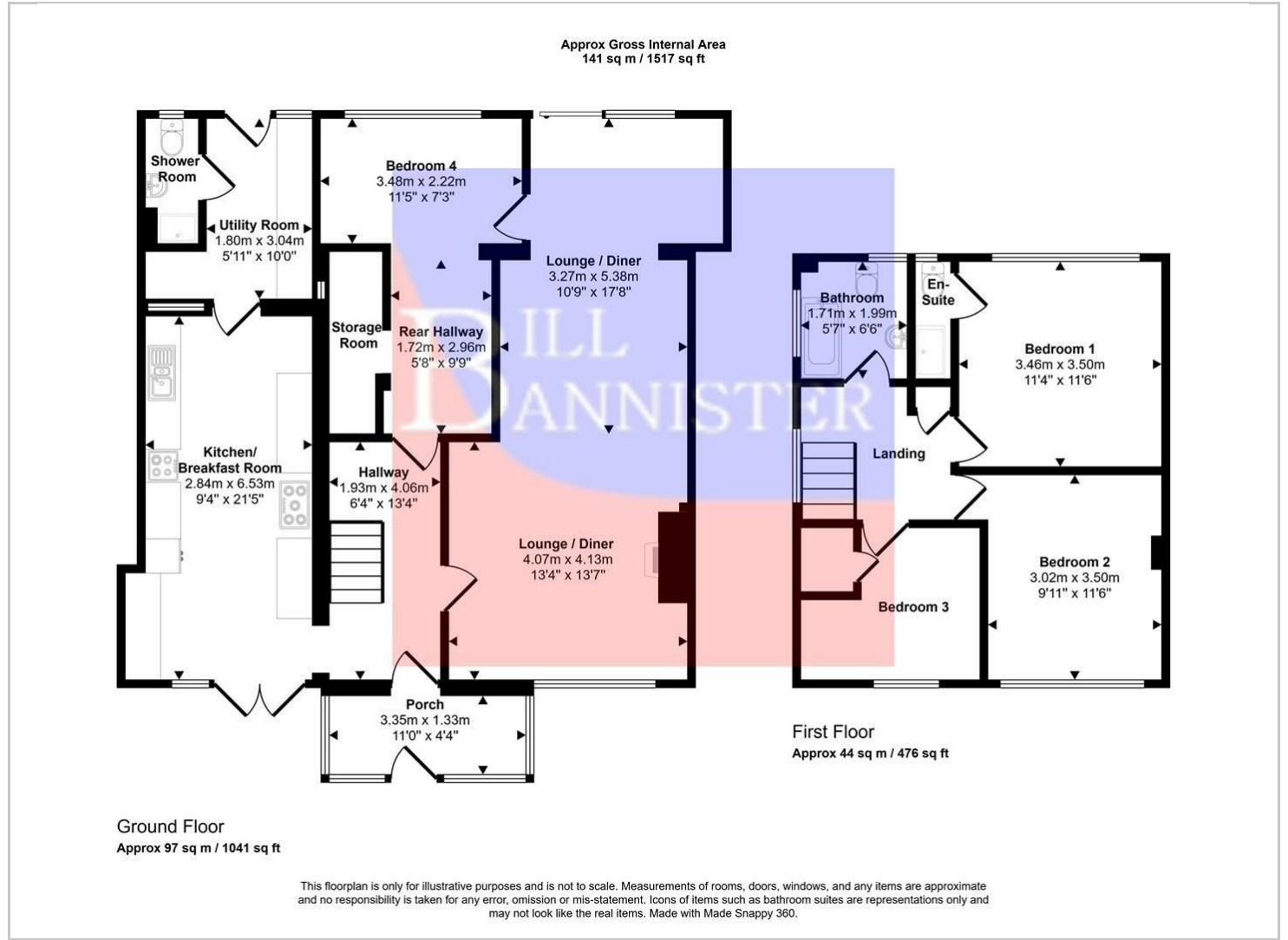
Hybrid Map



Terrain Map



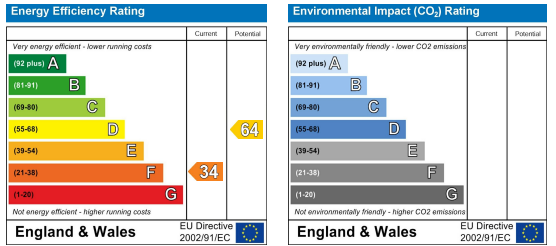
Floor Plan



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.