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BILL BANNISTER

Sales & Lettings



Iona

Bridge, Redruth, TR16 4QG

£575,000



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Worthy of an early inspection, we are very pleased to bring to market an opportunity to acquire this extremely versatile and adaptable five/six bedroom dormer bungalow with an additional garden room. With parking for multiple vehicles, the property is nicely placed within the hamlet of Bridge, close to local schools and the coastal village of Portreath which can be accessed by a particularly convenient off road footpath opposite the property.

Built in 1964, this property combines very spacious accommodation with modern facilities making it an ideal family home in a sought after location. With storage options throughout, the property can offer three bedrooms in the dormer to the first floor whilst also offering three ground floor bedrooms, some or all of which could be re-purposed, offering opportunities for multi-generational living or other options given these are flexible spaces adaptable to changing requirements. On entry, there is a very practical double aspect entrance porch leading into a very generous hallway with terracotta floor tiles and stairs to the first floor. There is an adjacent utility area that also gives access to the rear patio and garden as well as an adjoining garage. Returning to the hallway, access is given to a fabulous, expansive lounge/kitchen/diner with laminate flooring and spot lighting throughout, a great area for both family get togethers and social gatherings. Two separate sliding patio doors link out to the patio and rear garden with a pleasant rural aspect beyond, enhanced by being fully south facing. The very stylish kitchen with quartz work surfaces and splash backs has a full height pantry cupboard, a range of eye level and base level storage cupboards and drawers with a combination of either built-in or push operated openings. In terms of built-in appliances, there are two 'dual zone' Beko ovens and grills, a Beko dishwasher and an integrated ceramic sink with grooved draining board and a push button operated hose tap over. A large separate island unit with an integrated Beko electric induction hob offers further under counter storage and a large breakfast bar to seat at least four. Off the lounge area is a dual aspect bedroom with access available straight out onto the patio. This room could be re-purposed depending on the new owners requirements ... perhaps as a home office given the pleasant outlook over the garden. On the other side of the kitchen, an inner hallway is accessed where you will find two rooms, the first currently used as a snug whilst the second as a home office, both could easily be re-purposed into further bedrooms, the latter already having a handy, built-in wardrobe space. Complementing this area of the property is a fully tiled bathroom with porcelain floor tiles and a P-shaped bath with a thermostatic shower over. Returning to the entrance hallway, stairs with a 90 degree left turn lead to the first floor landing. A door opens into a planned shower room with a Velux roof light. An internal stable door opens into a secondary landing/play area with eaves storage. What currently are bedrooms 4 and 5 look out over the rear garden and rural aspect. Adjacent to bedroom 5 is the expansive master bedroom with large built-in wardrobes. The partially complete en-suite shower room is accessed by a hidden pocket door and has stylish 'his and hers' wash hand basins built into a marble topped vanity unit.

Externally, to the front, the property has 'in and out' driveways with parking for multiple vehicles. The driveway accesses two separate albeit adjoining garages with electrically operated roller doors. The driveway splits a gravelled border with a planting area to the front and a laid to lawn area to the house side. The rear garden is fully south facing as already eluded to so will benefit from considerable sunshine during the relevant seasons. There is a slabbed patio across the back of the property which can be accessed from the kitchen and lounge areas as well as currently via bedroom 1. French doors open into a substantial store room to one side that runs for the full depth of the property. There is also rear access to the second garage. A laid to lawn area is split by a shingle pathway leading to a raised shingle mid border to one side with mature trees and shrubbery. Steps lead down to a rear patio with a partial rockery border. Doors open to the standout timber framed garden room which could be re-purposed really into whatever the new owner chose to do, either a hobby/games room, a children's play room or a home office etc.

We are advised by the vendor that c. 90% of the property has been rewired along with provision made for both a hot tub and sauna close to the garden room. There are three flat roofs, each with varying lengths of guarantee remaining. Furthermore, there is also provision for the addition of an air source heat pump.

In terms of location, the property is close to the sandy beach at Portreath which can be reached on foot in around thirty minutes or less and the edge of the village can be reached within fifteen minutes using the tramline footpath. Alternatively, it can be reached via a short drive. The footpath also accesses nearby Portreath Primary School which allows for off road walking, accessible in around twenty minutes. Portreath also gives access to the famous South West Coastal Path as well as cafes, a convenience store with Post Office, a fish and chip shop with restaurant and two public houses. There is also a local pub within a short walk. Further afield, Tehidy Country Park and Tehidy Park Golf Club within ten minutes by car. Redruth town centre, with many amenities as well as a main line railway station and bus services, is also around ten minutes by car.

Upvc front door with decorative obscure double glazed half panel opens to:

ENTRANCE PORCH

4'10" x 3'9" (1.48m x 1.16m)

A dual aspect with single glazed windows to either side. An internal half casement glazed door opens to:

HALLWAY

Terracotta tiling, a radiator and a storage area with hanging space. Stairs to the first floor. Upvc clear double glazed window to the front garden and aspect. Storage cupboard housing the services. Door opens to:

UTILITY AREA

9'1" x 5'4" (2.77m x 1.64m)

Currently two rooms which will be converted into one. Single stainless steel sink and drainer. Plumbing and space for a washing machine. Door with a single glazed half panel opening to the rear patio. Single glazed window overlooking the rear patio, garden and aspect. Door opens to the rear of a single garage.

OPEN PLAN LOUNGE/KITCHEN/DINER

24'10" x 17'1" (7.57m x 5.22m)

Tall designer radiator and two upvc sliding patio doors opening out to the rear garden patio with rural views beyond. Laminate flooring and spot lighting. Range of eye level storage cupboards and a full height pantry cupboard with the units having built-in handles or push operated doors. Integrated Beko dishwasher and straight edge worktops with a quartz splash backs. Integrated ceramic sink with a hose tap and grooved draining board. Two integrated Beko dual zone ovens and grills. Island unit with a breakfast bar, Beko induction hob with an extractor above and a quartz straight edge work surface. Tall designer radiator, mains smoke alarm and a mains heat alarm.

BEDROOM 1

10'5" x 10'5" (3.18m x 3.18m)

A dual aspect room with a designer radiator. Upvc half clear double glazed panel door opening to the rear patio overlooking the rear garden and rural aspect. Upvc double glazed window overlooking the rear patio, garden and rural aspect. Upvc double glazed window overlooking the side aspect.

INNER HALLWAY

5'2" x 8'11" (1.59m x 2.72m)

Laminate flooring.

SNUG/BEDROOM 2

11'7" x 9'10" (3.55m x 3.00m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Spot lighting.

BATHROOM

10'2" x 5'8" (3.10m x 1.75m)

Fully tiled with a low level wc and a wash hand basin built into a vanity unit with a light up mirror above. P shaped bath with a thermostatic shower and glass shower screen. Wall mounted towel radiator and spot lighting. Two upvc obscure double glazed windows to the front aspect.

BEDROOM 3

10'8" x 10'1" (3.27m x 3.09m)

Currently used as an office. Radiator below a upvc double glazed window overlooking the front garden and aspect. Built-in wardrobe with sliding mirrored doors.

FIRST FLOOR

LANDING

With eaves storage. Upvc double glazed window to the side aspect.

PLANNED SHOWER ROOM

5'9" x 8'7" (1.77m x 2.63m)

Currently unfinished with a Velux roof light. Wall mounted towel radiator. Velux roof light.

HALLWAY/PLAY AREA

11'2" x 9'11" (3.42m x 3.04m)

With eaves storage and spot lighting.

BEDROOM 4

7'11" x 10'3" (2.42m x 3.14m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect with rural views.

BEDROOM 5

7'7" x 10'2" (2.32m x 3.11m)

Radiator below a upvc double glazed window overlooking the rear garden with a rural aspect.

MASTER BEDROOM

13'0" x 16'4" (3.97m x 4.98m)

Large built-in wardrobe with hanging space, shelved storage and sliding door entry. Loft access hatch. Upvc double glazed window overlooking the rear garden and rural aspect with a radiator below. Hidden sliding pocket door opens to:

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EN-SUITE

7'8" x 3'10" (2.35m x 1.17m)

Partially completed with two wash hand basin built into a vanity unit with a marble work surface.

OUTSIDE

To the front open access to the driveway leading down to TWO SEPARATE GARAGES with electric operated garage doors, lighting and power. There is a traditional front walled border with a gravel and planting area. An alternative driveway access to the other side with a laid to lawn area, a slabbed pathway and a gravelled feature to the front of the property. To the rear there is a slabbed patio with an external tap, lighting and rear access into the utility room. Upvc French doors with clear glazed panels open into a full depth storage room with lighting. There is a laid to lawn area split by a shingle pathway leading to a raised shingle border to one side with mature shrubbery and trees. The garden is split level descending at the far end. The upper level has a middle border of shingle with mature trees and shrubbery. Steps lead down to a rear patio with a raised rockery/partial border. Upvc double glazed French doors open into a TIMBER FRAMED GARDEN ROOM/OFFICE/HOBBIES ROOM 5.81m x 2.86m (19'1 x 9'5) with spot lighting, upvc obscure double glazed window to the side aspect and a upvc double glazed window overlooking the rural aspect and stream plus wiring for a hot tub and sauna. External socket.

DIRECTIONS

From our office take the main road towards Portreath into the hamlet of Bridge where the property will be found on the left hand side just after the garage.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: D.

SERVICES

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

Broadband highest available download speeds - Standard 21 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

EE - Poor to none outdoor, Three - Poor to none outdoor, O2 - Variable outdoor, Vodafone - Variable outdoor (sourced from Ofcom).



Road Map



Hybrid Map



Terrain Map



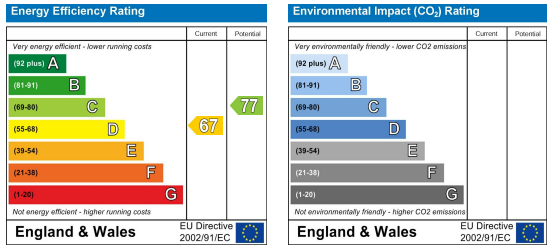
Floor Plan



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.