

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



Chyggwyn

Lower Ninnis, Redruth, TR16 5HB

£675,000



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We are delighted to bring to market this large and impressive family home, formerly the site of two cottages dating back to the 1860's and with some characteristic features remaining. Most welcoming all round, we understand from the current vendor that the property has had three subsequent extensions and now offers exceptional versatility and scope for multi-generational living. Offering four to five bedrooms, this home enjoys a large, elevated and private rural plot set in delightful grounds yet still close to the popular area of Vogue which is on the outskirts of St Day with all of its local amenities. A very useful entrance porch, with the added benefit of a downstairs WC leads into a large, welcoming hallway which could certainly be repurposed as a third sitting room if so required. A middle sitting room with a multi fuel burner sits at the heart of the house, a transitional space that connects the entrance area with the spacious G-format double aspect kitchen that is both expansive and open with one of its defining features being the complete absence of eye-level storage and with no shelving interrupting the sight lines. A Rangemaster electric cooker is also included and there is enough space to add in dining facilities should the new owner wish to. The entrance hallway also links in the lounge and dining room where there is no abrupt boundary between the two; a flowing transition ensures the space feels connected. Skylights open up the ceiling in the dining area, allowing natural light to flood in, an ideal space for family gatherings and socialising, where living and dining will blend effortlessly. It should also be noted that the spacious lounge has a multi fuel burner set within a recessed marble fireplace. Move away from the dining area and you will arrive in a rear sun room which offers a practical link between indoors and outdoors, giving access to the driveway, garages and garden beyond. At the front of the property, steps lead down to a transitional room that links to what is currently used as a study/office that could be repurposed into a fifth bedroom. A staircase with a quarter landing and right turn leads to the first floor landing, where you will find four bedrooms. The main bedroom is double aspect and enjoys direct access to the rear garden via a decking area and also has the convenience of being adjacent to the shower room. There are three further bedrooms, two doubles and a single. All bedrooms are complemented by a large family bathroom with a nice inset bath feature. Externally, electric gates open to a block paved driveway with parking for multiple vehicles. There is a double garage with electric roller doors and adjacent workshop, blending in well to the raised landscaped garden above and beyond. The elevated rear and side gardens have been very well looked after by the current vendor and offer those so inclined wonderful opportunities to maintain, develop and add their own stamp. There are planting areas and split level features throughout whilst there is a separate 'front' garden level to the property main entrance, an ideal area for those with children. In terms of location, the property is within approximately a half mile of St. Day village centre which is accessible on foot in less than fifteen minutes. The village offers two general stores, a post office, and a butchers. In addition, there are two highly rated public houses in the area, one within a five minute walk of the property, the other back in St. Day village centre. Further afield, Portreath Beach can be reached in less than twenty minutes by car and other notable attractions such as Tehidy Country Park and Tehidy Golf Club are within a similar distance. Falmouth, Truro and Helston are all relatively equidistant by car whilst there are also bus services to Redruth and Truro.

Upvc front door with a half casement double glazed panel opens into:

ENTRANCE PORCH

Upvc double glazed windows overlooking the side garden and aspect. Door to:

WC

Low level wc and wash hand basin with a tiled splash back. Upvc frosted double glazed windows with clear double glazed opening windows above. Radiator.

ENTRANCE HALLWAY

11'11" x 12'11" (3.65m x 3.95m)

Reverse C shaped hallway with a upvc double glazed sash window overlooking the side garden and aspect. This hallway could potentially be utilised as a third sitting room if required. Open joist ceiling, an understairs storage cupboard, a radiator and steps down to:

VESTIBULE

6'9" x 6'8" (2.06m x 2.04m)

Radiator, a upvc double glazed sash window overlooking the front aspect and door to:

OFFICE/STUDY

7'4" x 12'10" (2.24m x 3.92m)

A double aspect room with upvc double glazed sash windows to the front aspect and a upvc double glazed sash window overlooking a hedged bordered courtyard area. Radiator and recessed shelved storage. Loft access hatch.

LOUNGE

12'9" x 12'11" (3.91m x 3.95m)

A particularly light and airy room with a upvc double glazed sash window overlooking the courtyard area. Radiator and a multi fuel burner set in a recessed marble fireplace with a slate hearth and a timber lintel above. Open access to:

DINING AREA

8'3" x 13'10" (2.53m x 4.23m)

A triple aspect with two double glazed skylights and upvc double glazed French doors lead out to the large rear courtyard. Upvc double glazed sash window overlooking the rear courtyard. Steps up to:

SUN ROOM

9'9" x 5'9" (2.98m x 1.76m)

Upvc double glazed windows and a upvc half double glazed panelled door to the side driveway and the front courtyard accessed by a half obscure double glazed panelled door. Loft access hatch.

SITTING ROOM

14'5" x 12'7" (4.40m x 3.84m)

Upvc double glazed sash window overlooking the side garden and aspect set behind a deep sill. Multi fuel burner set in a slate fireplace with a slate hearth. Radiator and a recessed shelved storage area. A step leads up to a door opening to:

KITCHEN

12'5" x 16'6" (3.79m x 5.03m)

A double aspect room with a upvc half casement double glazed door to the side patio and garden. The kitchen is a G shaped fitted with a range of low level storage cupboards and drawers with roll edge marble effect worktops and upstands. Space and plumbing for a washing machine. One and a half bowl stainless steel sink and drainer below a upvc double glazed sash window overlooking the side garden and aspect with wider views towards open countryside in a north easterly direction. Three upvc double glazed windows overlooking the rear external corridor. Extractor fan and a upvc double glazed sash window overlooking the courtyard towards the rear raised garden. Rangemaster six ring electric hob with a Rangemaster extractor hood over. Radiator and an oil fired Worcester Heatslave 20/25 oil fired boiler.

FIRST FLOOR

LANDING

PIV vent mains smoke alarm. Upvc double glazed sash window overlooking the driveway and raised rear garden.

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BEDROOM 2

12'9" x 13'2" (3.90m x 4.03m)

Radiator below a upvc double glazed sash window set behind a deep sill overlooking the front aspect with countryside views. Loft access hatch and a high level upvc double glazed window to the rear aspect.

BEDROOM 3

9'7" x 13'1" (2.94m x 4.00m)

Radiator below a upvc double glazed sash window set behind a deep sill overlooking the side garden and aspect with wider views over open countryside towards the north east.

BEDROOM 4

7'4" x 10'0" (2.24m x 3.05m)

Upvc double glazed sash window overlooking the side garden and aspect with far reaching views towards the north east. Radiator.

FAMILY BATHROOM

7'11" x 10'2" (2.42m x 3.11m)

Low level wc and a wash hand basin with a tiled splash back. Inset bath with a handheld shower mixer tap and a tiled splash back below a upvc double glazed sash window set behind a deep sill overlooking the side garden and aspect with far reaching views towards the north east. Extractor fan and a radiator.

BEDROOM 1

11'9" x 10'3" (3.59m x 3.13m)

Double aspect room with a upvc double glazed window overlooking the side garden and aspect with far reaching views towards the north east. Radiator and upvc double glazed French doors with upvc double glazed side panels open out to a decking feature overlooking the rear garden and aspect giving access to the rear garden. Loft access hatch and a second radiator.

SHOWER ROOM

8'6" x 5'1" (2.61m x 1.56m)

Wash hand basin with a tiled splash back. Shower enclosure with a thermostatic shower and sliding glass doors with a tiled splash back. Manrose extractor fan and a radiator. Upvc double glazed frosted glazed window to the side aspect.

OUTSIDE

To the front there are external verge lawns and steps lead up to the side patio and front door. There is a laid to lawn area with a mature hedged front garden and a rear shingle feature with a garden shed. Electric double gates open out to a large driveway

providing parking for multiple vehicles with external power, lighting and external taps. Steps lead up to a rear raised landscaped garden. There is a DOUBLE GARAGE 6.43m x 6.59m with electric roller doors, lighting, power and a upvc side aspect door with a half obscure double glazed panel. There is a separate side STORAGE AREA 1.83m x 6.51m (6' x 21'4) attached to the garage with lighting, power and upvc double glazed French doors with half obscure double glazed panels. There is a front border consisting of a traditional wall and tree lined mature hedging and a tree lined rear border plus a separate planting/growing area. The gardens are three quarters wraparound being primarily laid to lawn with stepped access to the raised level. There is a granite and brick outbuilding and an inner fence surround. Steps lead down to the ground level side garden with a block paved patio area and there is further outside lighting, taps and power. Fenced off oil tank.

DIRECTIONS

Passing Redruth railway station on your right, continue on into Higher Fore Street and at the junction turn right into St Day Road. At the triangle take the left hand fork and follow this road up to the roundabout. Proceed straight over towards St Day, proceeding down the hill into Vogue and turn right opposite the Star Inn toward Gwennap Pit. Follow this road along and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold..

COUNCIL TAX BAND: E.

SERVICES

Private drainage (septic tank), mains water, mains electricity, oil heating & multi fuel burner.

Broadband highest available download speeds - Standard 15 Mbps, Superfast 38 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



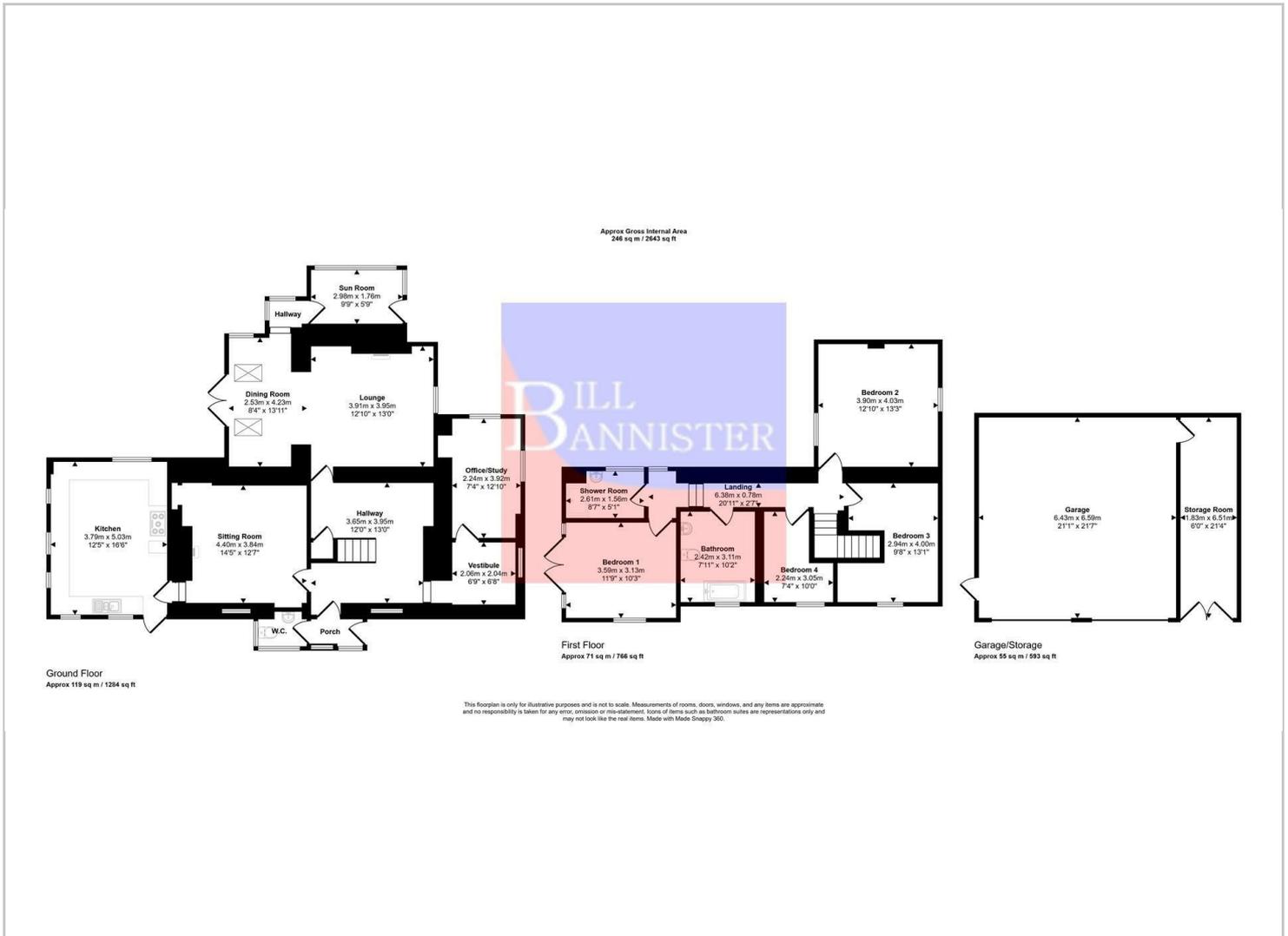
Hybrid Map



Terrain Map



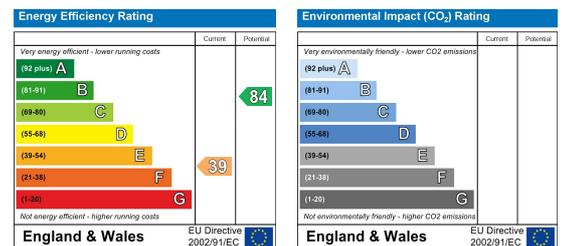
Floor Plan



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



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