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BILL BANNISTER

Sales & Lettings



Bos Elvan Penhalvean

Redruth, TR16 6TQ

£560,000



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Rarely available in this geographically well placed and convenient hamlet, we are delighted to bring to market this beautifully presented and well maintained three bedroomed cottage home, now for sale after a number of years of devoted ownership by the current vendors. From the fabulous views to the front and immaculate rear garden, to the thoughtfully updated interiors, it is clear the owners have cared for this home with pride and it is now ready for the next chapter and for new owners to enjoy and to bring that continuity of devotion and care. Originally two dwellings, the property was unoccupied in the early 1970's and during 1975 and 1976, it was refurbished by a local builder to become the one dwelling it is now, with much thought taken over making clever and considered use of the living space on offer. Much internal storage space was built-in during the refurbishment and it should be noted that many of the internal doors are bespoke built ledge and brace. It should be noted that the cottage was a special feature in an issue of Homes and Gardens magazine in 1976. Finished to a high standard throughout, this is a house that has been truly looked after, offering stylish and modern living. Most welcoming, on entry the fully insulated front porch opens into the splendid full width lounge/living room/diner which has many historical features including an open joist ceiling throughout with an original Cornish fireplace to one end. At the opposite end, what would have been a separate fireplace from the original third cottage has been re-purposed to house the oil fired boiler. On leaving the lounge, you enter into what is currently a generous sitting room/office, again with an open joist ceiling and stairs to the first floor. From here, you are led into the fabulous refitted and eye catching high spec double aspect kitchen with spot lighting, rolled edge granite worktops with matching upstands and window sills, a built-in sink and drainer with a multi Franke tap over. There is a built-in Siemens electric hob with a decorative glass splash back, integrated Neff double oven and grill and a built-in dishwasher. The kitchen also has the added bonus of a large larder cupboard. The adjacent utility room continues with the open joist ceiling feature and this room in turn connects to the very convenient downstairs toilet. From the utility you can access the rear garden room which has lovely full length and width patio doors leading out to the rear patio. A rear hallway leads out to the property front which also offers side access into the garage. Stairs with a ninety degree left turn lead to the first floor landing which gives access to the three bedrooms. Much natural light cascades in courtesy of the large sky light and there is a full height double storage cupboard. The first bedroom to the front has fantastic far reaching views over open countryside and the Cornish stone fireplace style continues, creating an internal wall with the addition of a wooden shelf on top. There are full length built-in wardrobes which give an abundance of storage. The second bedroom has the additional bonus of a built-in sink benefits from the same far reaching views as the first and again, there is a large built-in wardrobe. The double aspect third bedroom continues to enjoy the delightful views to the south east whilst also overlooking the rear garden. Again, there is a built-in sink, built-in wardrobe and also access is gained to plentiful eaves storage. The three bedrooms are complemented by the very eye catching and very generously sized modern fully tiled family bathroom with spot lighting. The bath has a hand held shower mixer and there is a very striking walk-in shower and built-in storage above the WC.

Externally, to the front, there is a low level original Cornish wall with low maintenance slate frontage and some original decorative features. The property comes with two garages, the left hand side as you look from the front has an up and over door and lighting and power. To the rear of this garage, French doors open out onto the rear patio and there is a rear internal door to gain access back into the property via a rear hallway which is also accessed from the front. The second garage, to the far right, again has an up and over door, lighting and power and has been effectively split into two to create workshop space. The rear garden enjoys an abundance of sun due to its west facing aspect, with patio areas that provide a very pleasant and relaxing outdoor environment. Very well maintained, the garden is thoughtfully stocked with a variety of established plants, shrubbery and trees, some set into a defined raised middle border. There is a raised patio with a split level lawn with growing and planting borders. A double S-shaped pathway connects the back of the garden. In terms of location, the cottage sits in a hamlet between Redruth and the coastal town of Falmouth whilst Truro is also accessible. The former is within a ten minute drive where you will find a variety of amenities including both independent and chain retailers, a cinema, public houses and a good mixture of cafes. Redruth also has a mainline railway station that gives access to London Paddington as well as other local destinations. Bus services are also on offer. Furthermore, there is a very good local butcher within a short walk and Stithians Lake, activities centre and café are within a two minute drive or around ten minutes on foot where you will also find a large public house serving food. The surrounding area also offers a great variety of countryside walks. The A30 link road is less than fifteen minutes by car. The village of Stithians can be reached within five minutes by car where you will find a primary school, a Spar shop and a community centre.

Upvc front door with three obscure double glazed decorative panels opens into:

ENTRANCE PORCH

Fully insulated with a dual aspect. Clear casement glazed internal front door opens to:

OPEN PLAN LOUNGE/DINER

27'4" x 12'0" (8.35m x 3.67m)

Open joist ceiling and three upvc wood grain double glazed sash windows with built-in wooden window seats

below. Two radiators. Original Cornish fireplace with a multi fuel burner set on a slate hearth with alcoves to either side. To the opposite end of the room there are alcoves to either side of an original fireplace feature now housing a hidden storage cupboard with an oil fired boiler. One alcove has a built-in sideboard and the other has built-in shelving. Bespoke built ledge and brace door opens to:

MIDDLE SITTING ROOM/OFFICE

19'11" x 9'1" (6.09m x 2.77m)

Open joist ceiling and a built-in storage cupboard. Upvc wood grain double glazed casement window overlooks the rear patio garden and aspect. Radiator and stairs to the first floor. Door opens to a storage cupboard. Bespoke built ledge and brace door opens to:

KITCHEN

15'1" x 9'0" (4.61m x 2.76m)

This a high spec Moore Interiors kitchen with a range of eye level storage cupboards with under lighting. Built-in fridge/freezer. Range of base level storage cupboards and drawers with soft close handles and a decorative trim. Roll edge granite worktops with matching upstands and matching window sill. Built-in sink and drainer in granite. A dual aspect room with three casement glazed wood grain upvc double glazed windows overlooking the rear garden and aspect. Built-in Siemens induction hob with a decorative glass splash back. Built-in CDA dishwasher. Door opens to a larder cupboard with a light and a casement glazed window to the garden room. Spot lighting and a tall wall mounted retro style radiator.

UTILITY ROOM

11'5" x 8'3" (3.49m x 2.52m)

Space and plumbing for a washing machine below a roll edge worktop. Casement single glazed window looking into the garden room. Royal Dolton inset Belfast sink with a tiled splash back. Space for an undercounter freezer, space for a tall fridge/freezer and space for an undercounter condenser dryer. Radiator and an open joist ceiling.

WC

Bespoke built ledge and brace door. Low level wc and a corner wash hand basin with a tiled splash back and a mirrored medicine cabinet above. Open joist ceiling and a wood grain upvc obscure double glazed casement window to the side aspect. Two eye level storage cupboards.

GARDEN ROOM

9'3" x 8'9" (2.83m x 2.68m)

Full width and full height sliding wood grain upvc patio doors. Casement single glazed window looking back into the utility room. Upvc door with obscure double glazed window opens to:

REAR HALLWAY

Upvc door with a frosted double glazed panel leading to the frontage. Door opens to a coal and log store and a side door opens to:

COAL & LOG STORE

INTEGRATED GARAGE

8'1" x 18'2" (2.48m x 5.56m)

With lighting and power. Upvc double glazed wood grain French doors open to the rear patio. Up and over door.

GARAGE

Up and over door. Currently split into two as workshop use with fitted benches. Lighting and power.

FIRST FLOOR

LANDING

Velux style Skylight and doors opens to a full height double storage cupboard.

BEDROOM 1

14'3" x 11'6" (4.35m x 3.52m)

Bespoke built ledge and brace door. Upvc wood grain double glazed window overlooking the front garden and aspect with fantastic far reaching views for several miles over open countryside to the south east, set behind a deep wooden sill. Radiator and Cornish stone wall feature with a wooden storage space. Full length built-in wardrobes with hanging space and storage.

BEDROOM 2

14'7" x 12'0" (4.45m x 3.66m)

Bespoke built ledge and brace door. Wood grain effect upvc double glazed window overlooking the front garden and aspect with far reaching views over open countryside to the south east. Deep wooden sill with a radiator below. Large built-in double wardrobe. Built-in sink in a vanity unit.

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BEDROOM 3

11'4" x 8'6" (3.46m x 2.61m)

Bespoke built ledge and brace door. A dual aspect with a upvc double glazed window overlooking the side aspect with far reaching views towards the south east. Upvc wood grain double glazed window overlooking the rear garden and aspect. Door opens to a built-in wardrobe with hanging space. Radiator. Door opens to a large eaves storage area. Built-in sink in a vanity unit with a pull-cord light and shaver socket over.

FAMILY BATHROOM

8'6" x 8'5" (2.60m x 2.58m)

Fully tiled walls and floor. Low level wc with built-in cistern and inset built-in cupboard above. Wash hand basin built into a vanity unit with a sensor light mirror above. Bath with a handheld shower mixer tap. Large walk-in shower with a rainfall and handheld shower attachments and a glass shower screen. Spot lighting, upvc obscure double glazed wood grain effect casement double glazed window to the rear.

OUTSIDE

To the front there is an original Cornish low level dwarf wall with a direct boundary from the road. The front garden is primarily slate chippings and there are planting features with original Cornish walls. A slabbed pathway leads to the front door and an original bench feature under the window. The rear garden has a patio area followed by a raised patio and a split level lawn with growing and planting borders. A pathway runs front to back with a defined raised middle border mature plants, shrubbery and trees. There is an original border to the side, an original walled border with a fence above to the rear and an original walled border to the left. A double S shaped pathway leads to the rear of the garden with a further planting feature and trees. The garden with well maintained and thoughtfully stocked with a variety of established plants.

DIRECTIONS

From our office in Redruth take the main road towards Helston proceeding up Buller Hill. Take the turning left sign posted to Stithians and follow this road all the way through into the hamlet of Penhalvean where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

Private drainage (septic tank), mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 3 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



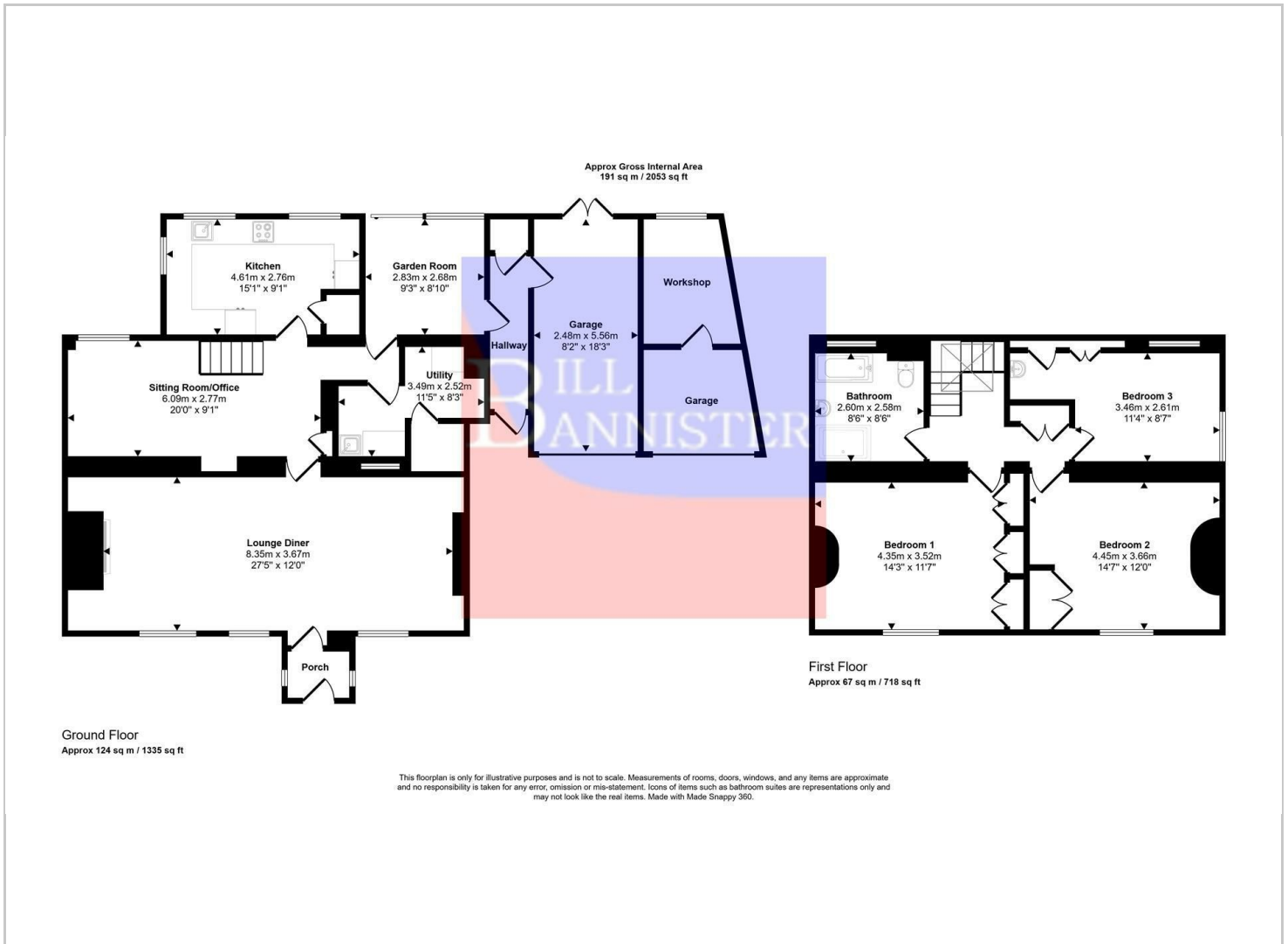
Hybrid Map



Terrain Map



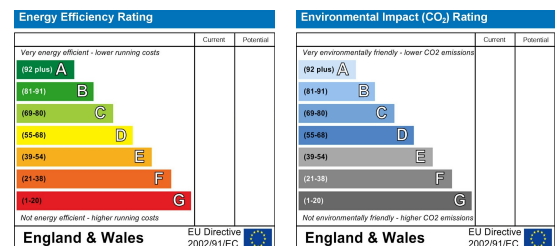
Floor Plan



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



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