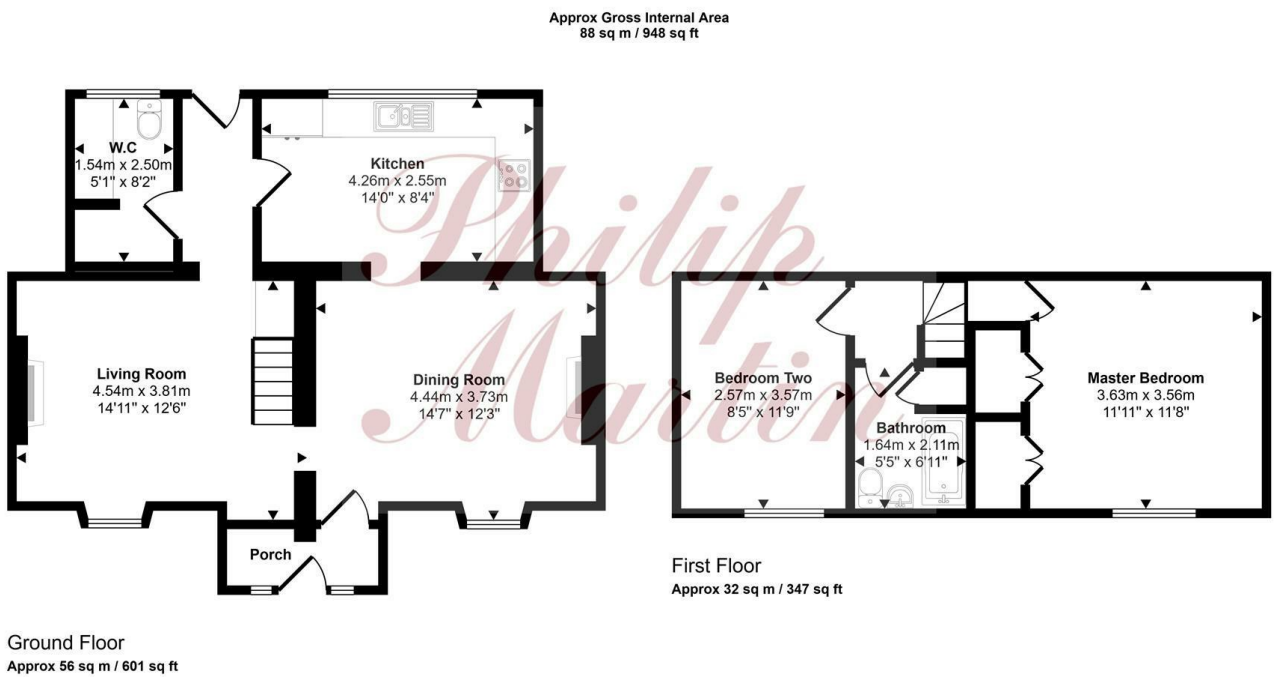


CARNMENELLIS, REDRUTH

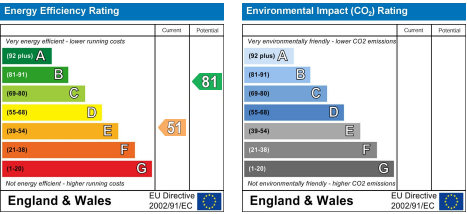


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- TWO BEDROOMS
- END TERRACE
- REAR GARDEN
- SEPARATE KITCHEN AND DINING ROOM
- KITCHEN AND DOWNSTAIRS W.C
- DOUBLE FRONTED COTTAGE
- DRIVEWAY PARKING
- SEMI RURAL LOCATION
- LIVING ROOM
- OIL FIRED CENTRAL HEATING

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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3 NEW ROW, CARNMENELLIS, REDRUTH, CORNWALL, TR16 6PA  
TWO BEDROOM END TERRACE COTTAGE IN SEMI RURAL LOCATION

3 New Row is a two bedroom end terrace cottage situated in the hamlet of Penmarth. The property has been lovingly refurbished throughout by our clients and viewing is advised to truly appreciate how spacious this cottage is.

In all, the accommodation comprises:- entrance porch, dining room, living room, kitchen and W.C on the ground floor. To the first floor there is two bedrooms and the family bathroom. Externally there is a rear garden and gravelled parking area to the front.

EPC - E / TENURE - FREEHOLD / COUNCIL TAX BAND C

GUIDE PRICE £299,950

## THE PROPERTY

Originally two separate cottages, now converted into one spacious two bedroom property which has been lovingly refurbished during our clients ownership. The property is very well presented throughout and is much larger than first apparent. Early viewing is highly recommended.

## LOCATION

Penmarth, often referred to as Carnmenellis, is a hamlet in Cornwall about 4 miles west of Penryn and about 4 miles south of Redruth. The city centre of Truro is approx. 13 miles away and the town of Helston is about 8 miles away.

Stithians reservoir is a stones throw from the property and is the largest inland water in West Cornwall, there is lots on offer from water sports, fishing, walks and a café.

## REDRUTH

Redruth offers a mix of historical and modern attractions. The town's rich mining heritage is evident in its architecture and museums. In Redruth there are a selection of shops and a comprehensive secondary school whilst between Redruth and Camborne there are a selection of out-of-town stores and supermarkets. The nearest beach is at Portreath, there is sailing on nearby Stithians Reservoir and golf at Tehidy Country Park. The cathedral city of Truro is about 12 miles away.

## FALMOUTH

The historic port of Falmouth has undergone major redevelopment in recent years with huge investment and is now thriving. The town has an excellent range of everyday facilities including banks, building societies, restaurants, schools and colleges as well as a branch railway line providing regular access to Truro. The harbour and beaches are significant attractions of the town and since 2003 Falmouth has also been home to the National Maritime Museum. For sailing enthusiasts there is direct access to Carrick Roads and the River Fal and several yacht marinas close by. It also has its own university with a campus at Woodlane and Tremough.

## HELSTON

The town of Helston is an old market town which lies mid way

between Falmouth and Penzance. Helston services as the gateway to the Lizard Peninsula. The town has a mixture of Georgian and Victorian architectural properties and has many historic buildings including the Blue Anchor, Angel Hotel and Guild Hall. It is the home of the famous Flora Day and Furry Dance and provides for a wide variety of daily needs including primary and secondary schools, banks, post office, shops and supermarkets. From Helston there is good access to the Lizard Peninsula as well as west Cornwall where there are many fabulous walks and stunning beaches.

## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

### GROUND FLOOR:-

Front door opens to:-

### PORCH

7'9" x 2'10" (2.37 x 0.88)

UPVC white door with windows either side. Door to:-

### DINING ROOM

14'6" x 12'2" (4.44 x 3.73)

Window to front. Radiator. Log burner.

### KITCHEN

13'11" x 8'4" (4.26 x 2.55)

Window to rear. Radiator. A range of base and eye level cupboards with work tops over. Integrated dishwasher, electric hob and oven, extractor fan. Space for freestanding fridge freezer.

### LIVING ROOM

14'10" x 12'5" (4.54 x 3.81)

Window to front. Radiator. Log burner.



### W.C

5'0" x 8'2" (1.54 x 2.50)

Window to rear. W.C with hand wash basin behind. Heated towel rail. Space and plumbing for washing machine and tumble drier. Base level cupboards with worktops over.

### REAR HALLWAY

3'6" x 8'7" (1.09 x 2.63)

Door to rear garden. Radiator.

### FIRST FLOOR:-

Split level landing with doors to:-

### MASTER BEDROOM

11'10" x 11'8" (3.63 x 3.56)

Window to front. Fitted double wardrobes. Radiator.

### BEDROOM TWO

8'5" x 11'8" (2.57 x 3.57)

Window to front. Radiator.

### BATHROOM

5'4" x 6'11" (1.64 x 2.11)

Bath with shower over. Hand wash basin with storage below. W.C, heated towel rail, extractor fan and airing cupboard.

### OUTSIDE

At the front of the property there is a gravelled driveway providing parking for three cars, to the side there is a gate allowing access into the rear garden.

The rear garden has a fantastic vegetable patch, a patio area and an area that has been laid to lawn. There is also space for a greenhouse and two sheds.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.



### COUNCIL TAX

Cornwall Council Tax Band C.

### TENURE

Freehold.

### EPC

Current - 51E

Potential - 81B

### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

### DIRECTIONS

From our office in Truro, head along the A39 towards Falmouth. At Treliiever roundabout, take the 3rd exit onto A394 and continue on this road for approx. 2.5 miles and then turn right, at the next junction turn left. Proceed along this road for approx. half a mile and then turn right at the sign post for Carnmenellis. Once on this road continue for roughly two miles and the property will be found on your right hand side not far from the Methodist chapel.

### AGENTS NOTE

Please note that the property is on a possessory Title. This did not impact our clients obtaining a mortgage on the property.

