

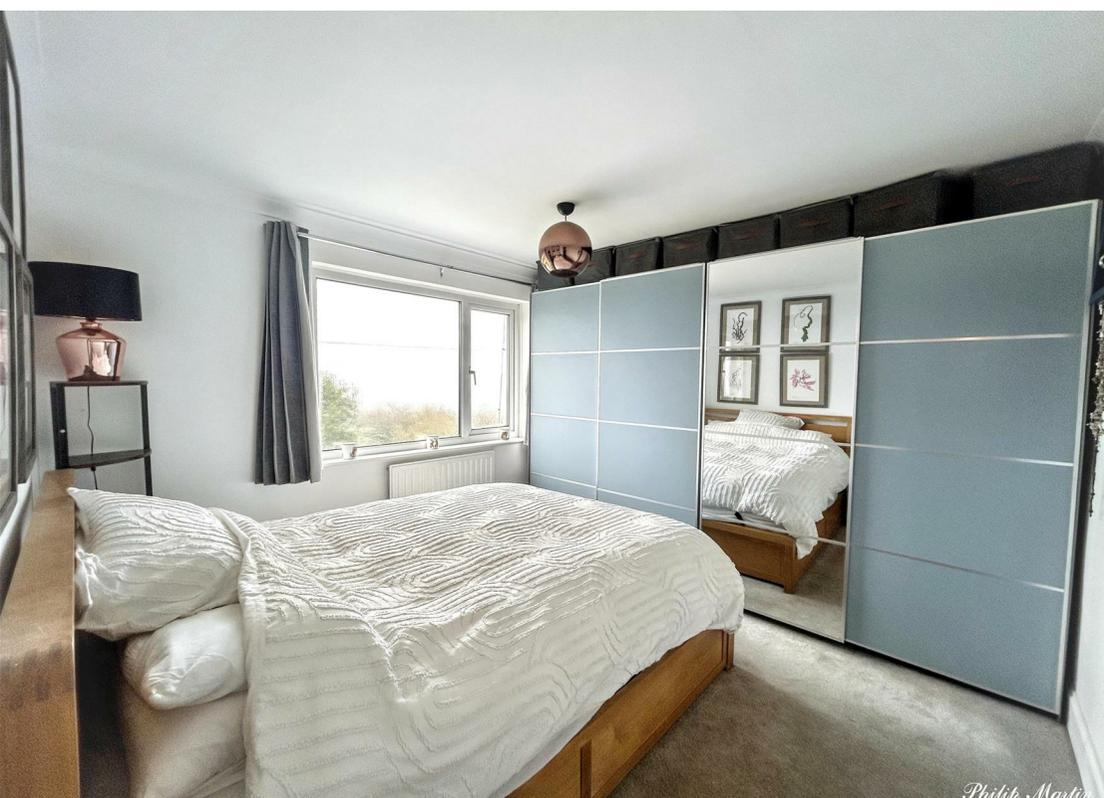


SEA VIEW

WHEAL BULLER, REDRUTH,
TR16 6ST

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



SEA VIEW

WHEAL BULLER REDRUTH TR16 6ST

DETACHED PERIOD COTTAGE WITH 5.5 ACRES OF LAND AND
OUTBUILDINGS

In a very private setting enjoying far reaching countryside views with the sea in the distance.

Four bedrooms, sitting room, snug, kitchen/dining room and bathroom.

Very private enclosed gardens surround the house with lawns, mature shrubs, plants and patio. Gravelled driveway providing lots of parking and ample space for trailers etc.

Range of outbuildings with light and power divided into three sections. Further storage shed.

Land divided into four gently sloping paddocks which is perfect for horses and hobby farming.

In all approximately 5.5 acres.

Freehold. Council Tax Band D. EPC - E.

GUIDE PRICE £625,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

The location of Sea View is very special and as the house name suggests the property benefits from fabulous countryside views with the sea in the distance. The whole property enjoys complete privacy yet is not isolated with neighbours along the lane. Originally three cottages, the end cottage was demolished some years ago when the property was made into one large property. The house has been greatly improved during our clients ownership and is very well presented throughout and retains much charm and character with modern additions including double glazing and central heating. The flat roof on the front extension was renewed a couple of years ago. The accommodation includes four double bedrooms and luxurious newly fitted bathroom on the first floor with large kitchen/dining room, sitting room, snug, front and rear porches downstairs. The sitting room has a woodburning stove and fabulous feature fireplace. The rear porch has plumbing connected for the addition of a downstairs w.c and utility room and this is something that the clients will be doing prior to completion. The house is surrounded by gardens of just over an acre and across the lane are the paddocks extending to approaching 4.5 acres divided into several useful enclosures and perfect for equestrian use or hobby farming. There is an excellent range of outbuildings with light and power and lots of parking.

LOCATION

Redruth is the nearest town offering a wide range of facilities which includes shops, bars and restaurants as well as junior and secondary schooling and a mainline railway station connecting with London Paddington. More comprehensive shopping can be found in Truro which is around twelve miles away. The historic port of Falmouth is also around ten miles. The popular village of Portreath is only five miles away and is renowned for its beach and coastal walks.

ENTRANCE PORCH

Sliding patio doors enjoying views over the front garden. Glazed door opening to:

KITCHEN/DINING ROOM

9.16m x 3.30m (30'0" x 10'9")

A light, twin aspect room with windows to front and side and sliding patio doors opening onto decking, enjoying lovely far reaching views over the garden with countryside and sea views in the distance. Range of base and eye level shaker style kitchen units, space for a cooker, ceramic hob, double sink with mixer tap over and single drainer, space and plumbing for washing machine and dishwasher. Worcester LPG central heating boiler (approximately twelve months old). New ceiling with downlights. Radiator. Sliding wooden door opening to:

SITTING ROOM

4.89m x 3.49m (16'0" x 11'5")

Fabulous feature fireplace with substantial granite lintel, stone surround, slate hearth and modern wood burning stove. Window overlooking the rear garden. Stairs leading up to the first floor. Radiator, attractive slate sill, door opening to rear porch and:



SNUG

3.40m x 3.08m (11'1" x 10'1")

Window overlooking the rear garden. Partly exposed stone walls. Radiator, television point.

REAR PORCH

Accessed from the sitting room. Door into the rear garden. The porch is going to have a w.c fitted, so will be a cloakroom and utility. This work will be done prior to completion.

FIRST FLOOR

Landing. Radiator.

BEDROOM ONE

3.44m x 3.05m (11'3" x 10'0")

Window overlooking the rear garden, radiator.

BEDROOM TWO

4.84m x 2.50m (15'10" x 8'2")

Two windows overlooking the rear garden. Radiator.

BEDROOM THREE

3.56m x 3.25m (11'8" x 10'7")

Window to front with fabulous far reaching views over front garden with the countryside and sea beyond.

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BEDROOM FOUR

3.18m x 2.35m (10'5" x 7'8")

Window to front enjoying the wonderful views. Radiator.

BATHROOM

Beautifully appointed and newly fitted. Fully tiled wet room with white suite comprising bath, vanity sink unit, low level w.c, separate shower. Underfloor heating. Window enjoying fabulous views over the gardens, countryside and sea in the distance. Heated towel rail, spotlights, extractor fan.

OUTSIDE

The property is approached over an unmade lane that leads to the property and the driveway provides parking for four/five cars. There are a range of useful outbuildings. The rear garden is mainly gently sloping lawn. A pathway leads from the driveway up to the front door. There are a couple of sheds and potential for a hot tub (the vendors are taking theirs with them), steps leads to a raised deck providing sitting out space accessed from the kitchen/dining room and this leads to the porch and into the house. A patio with built in rendered concrete benches and gas fire pit has been built and provides a pleasant sitting space, perfect for entertaining. A gate leads to the side lane. On the other side of the house is a further lawned garden enclosed within a Cornish stone hedge with camellias, rhododendrons and further shrubs and plants. Beyond the parking area is a large concrete base, previously where a large shed stood (approximately 60' x 40' and removed in recent years but potential to rebuild).

WORKSHOP

3.95m x 3.55m (12'11" x 11'7")

Light and power, shelves, built in workbench, window to front. Perspex corrugated roof. Front door.

DRY STORE

5.01m x 4.36m (16'5" x 14'3")

Useful storage shed.

POTTING SHED

9.18m x 3.50m (30'1" x 11'5")

Raised vegetable beds.

FURTHER GARDEN/AMENITY SPACE

A pathway leads from the parking and driveway to a further garden where the vendors are growing vegetables in raised beds. There are fine views over the surrounding countryside.

LAND

Directly across the entrance lane is the land enclosed within four useful paddocks. The land is in good heart and perfect for equestrian and hobby farming. The land is gently sloping and enclosed within natural hedge boundaries. There is excellent riding opportunities from the property.



SERVICES

Mains water and electricity. Private drainage. LPG central heating.

N.B

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

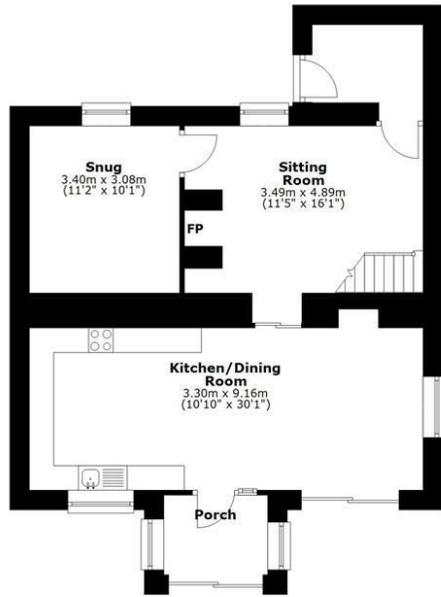
VIEWING

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.

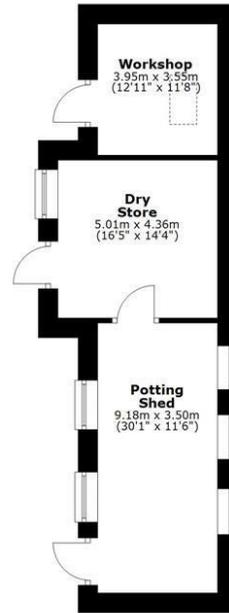
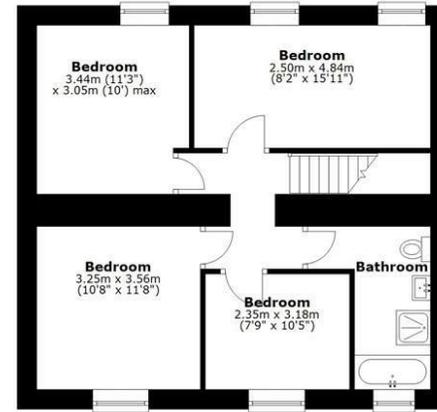
DIRECTIONS

Proceed out of Redruth along the B3297 towards Helston. Take the turning signposted to Stithians. After a short distance the entrance lane is on the left (opposite hedge mirrors on the right), look out for a wooden horse head. Follow the lane and take the first left. Follow this and take the next left and then first right into the property.

Ground Floor
Approx. 102.2 sq. metres (1099.9 sq. feet)



First Floor
Approx. 59.8 sq. metres (643.8 sq. feet)



Total area: approx. 162.0 sq. metres (1743.7 sq. feet)
Sea View, Wheal Buller, Redruth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-104	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
		76	41
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-104	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
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