

FOR SALE

Guide Price - £500,000 Freehold



Estate Agents

Lewis Haughton

**Lynwood, Tolgullow, St Day,
Redruth, Cornwall. TR16 5PD**

ABOUT THE PROPERTY

Lynwood is a large, detached family home which has recently benefited from refurbishment and extended. The generous accommodation comprises of a large entrance hallway giving access to a magnificent lounge with wood flooring and feature woodburner, shower room, fitted kitchen/diner and bedroom. To the first floor is a large landing leading to a family bathroom and access to three further bedrooms - the master having a dressing room. The accommodation benefits from uPVC double glazed windows and doors complemented by an electric heating system. Externally to the front are generous parking facilities for many vehicles with pathways to either side of the property leading to the well-stocked enclosed garden with numerous outbuildings and a feature raised decked area overlooking the garden. We have been advised by the vendor that planning permission has been granted for an additional utility room to be built to the side of the property.

LOCATION

St Day is a historic former copper mining village claimed as being at one point the richest square mile in the world due to the prosperity of the copper mining industry. The village has a general stores and convenience stores, post office, butcher shop, two pubs, a school and churches. The village also has an extremely successful football club. It is ideally located for commuting either to Truro or Falmouth both approximately eight miles distant or to the A30 approximately one and half miles distant.

FEATURES

- Extended non-estate dormer bungalow
- Vacant possession
- Large feature lounge with woodburner
- Fitted kitchen/diner
- Generous entrance hallway with access to ground floor shower room
- Four bedrooms master with dressing room
- Ample parking facilities for several vehicles
- Large enclosed rear garden with outbuildings
- COUNCIL BAND - D
- EPC - E



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

13' 9" x 11' 11" (4.19m x 3.63m) A large reception hallway with feature woodburner this room formed the original lounge and now has a double glazed door to exterior with opaque windows to side, staircase the first floor with understair storage cupboard, laminated flooring. Access to:

LOUNGE

32' 6" x 17' 4" (9.91m x 5.28m) Double glazed window to front and rear elevation with double glazed French doors to garden, wood floor, raised shelf for TV, feature woodburner located on a slate hearth, two electric radiators, down lighters with dimmer switch.

BEDROOM

9' 11" x 6' 6" (3.02m x 1.98m) Double glazed window, radiator.

INNER LOBBY

Doorway giving access to:

SHOWER ROOM

6' 10" x 4' 8" (2.08m x 1.42m) Double glazed window, shower cubicle, close coupled WC, pedestal wash hand basin, chrome heated towel rail, tiled walls, wall light and shaver point.

KITCHEN/DINER

20' 0" x 11' 0" (6.10m x 3.35m) Double glazed window to front and rear elevation with double glazed door to exterior, one and a quarter sink unit with mixer tap, a good range of base and wall mounted storage cupboards, drawer storage, a range of work surfaces, part tiled walls, built-in hob with extractor over. double oven. recess for fridge.

FIRST FLOOR LANDING

Built-in storage cupboard plus additional cupboard with water heater.

BEDROOM TWO

12' 6" x 11' 9" (3.81m x 3.58m) Double glazed window.

BEDROOM THREE

11' 5" x 10' 11" (3.48m x 3.33m) Double glazed window, radiator.

BEDROOM FOUR

14' 3" x 11' 5" (4.34m x 3.48m) Double glazed window, electric radiator. Access to:

DRESSING ROOM

5' 6" x 5' 6" (1.68m x 1.68m) With built-in storage cupboards and shelving.

FAMILY BATHROOM

9' 2" x 5' 9" (2.79m x 1.75m) Double glazed window, vanity wash hand basin, double storage cupboard under, close coupled WC, panel bath with shower tap attachment over and shower screen, chrome heated towel rail, part tiled walls, shaver point, extractor fan.



ROOM DESCRIPTIONS

EXTERIOR

As previously mentioned immediately to the front of the property is an extensive driveway offering parking facilities for many vehicles along with a raised area of garden with a variety of shrubs and privet hedge with pathways to either side of the property leading round to the rear. Also found in the driveway is a useful large container 20' 7" x 7' 7" (6.27m x 2.31m) with electric lights.

To the side of the property are additional storage units along with a useful water tap, this extends to a:

UTILITY ROOM

5' 11" x 5' 9" (1.80m x 1.75m) with plumbing for washing machine.

A paved pathway leads round to the rear with a further paved patio, useful water tap with hose and electric power point. A gateway leads to the side with steps rising to give access to a large lawned garden with gravel pathway and access to a feature raised deck area. Within the garden is a fenced area which was previously utilised as a vegetable plot and also access to an additional:

OUTBUILDING

10' 0" x 7' 9" (3.05m x 2.36m) with double glazed windows and an adjoining greenhouse.

AGENTS NOTES

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains water, private drainage, broadband/telephone subject to tariffs and regulations.

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty and do not constitute any representation by the Vendor or by its Agent. No warranty is given either expressly or implied and all interested parties should not rely on the information contained herein.





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