

£395,000 Freehold



**Ashley House, Churchtown, Illogan,
Redruth, Cornwall TR16 4SW**



PROPERTY DESCRIPTION

An opportunity to purchase this lovely double fronted period home situated within the sought after area of Churchtown, Illogan. The property has been the subject to updating and improvement within recent times, the property now provides spacious family sized accommodation with that all important character feel.

Internally you enter through a centrally located entrance hallway, this providing access to a rear hallway, the living room and also to the dining room/family room. The spacious full depth living room has windows to both the front and rear along with a focal point wood burning stove, this being set on a slate hearth with exposed granite surrounds. The generously proportioned dining room/family room is once more a dual aspect room. This room featuring a focal point wood burning stove set on a slate hearth with granite lintel, this room being spacious enough for both a family dining table and sofa. The light and airy kitchen breakfast room has been upgraded with a range of modern units with granite working surfaces, it also has the lovely addition of French doors that open directly onto the main garden. The further ground floor accommodation includes a utility room and a ground floor cloakroom/W.C.

The first floor continues with the spacious period feel. There is a generous landing area with a double glazed window to the rear, three bedrooms, two of which are good sized double rooms plus a very spacious main bathroom.

Externally there are walled gardens to the side and rear with views to the rear towards St Illogan Church. These gardens enjoy a great deal of privacy whilst also enjoying a good degree of the days sunshine.

A most unusual opportunity. A viewing is very highly advised.

FEATURES

- Detached Double Fronted Period Home
- Private Walled Rear Garden
- Upgraded Kitchen
- Full Depth Dual Aspect Living Room
- Dual Aspect Dining/ Family Room
- Utility Room
- Gas Central Heating
- Period Features





ROOM DESCRIPTIONS

Entrance Hallway

Panel timber door to the front with glazed panel over, exposed timber floorboards, timber panel walling, stripped timber panel doors leading to the living room and also to the dining room/family room, part glazed timber door through to the rear hallway.

Inner Hall

Half turn stairs ascending to the first floor landing, timber handrail with painted timber balustrade, double glazed window to the rear over stairwell, radiator, space for cloak hooks.

Living Room

A very spacious full depth dual aspect room with twin sash windows to the front, double glazed window to the rear with deep slate sill under, focal point wood burning stove set on a slate hearth with exposed stone chimney breast. recess to side, second fireplace with exposed stone chimney breast and recess to sides (feature only), partially exposed timber floorboards. period column style radiator.

Dining Room/Family Room

A second spacious dual aspect reception room. Stripped timber door from the entrance hallway, twin sash windows to the front, further double glazed window to the rear with deep slate sill under, focal point wood burning stove set on slate hearth with granite lintel over and recesses to either side, radiator, stripped timber panel door through to the kitchen breakfast room.

Kitchen/ Breakfast Room

A lovely light and airy kitchen breakfast room that enjoys direct access to the garden. The kitchen area is fitted with a range of modern floor units with square edged granite working surfaces over, inset butler style sink with chrome mixer tap over, integrated Miele dishwasher, space for range style cooker, space for American style fridge freezer, light oak effect flooring throughout, space for breakfast table, two centrally positioned Velux windows, double glazed window to the side, French doors that open to the main garden area, period column style radiator, stripped timber door leading through to the utility room.

Utility Room

The utility room has been fitted with painted timber fronted floor units to one wall, concrete working surface over, integrated washing machine, inset butler style sink unit with chrome mixer tap over, quarry tiled flooring, double glazed window to the rear, double glazed door that opens to the rear garden, timber panel door through to the ground floor cloaks/w.c.

Ground Floor Cloakroom/W.C

Double glazed window to the side. White suite comprising a low level w.c, vanity wash hand basin with cupboard under, quarry tiled flooring.

Landing

Half turn stairs that ascend from the rear hall, double glazed window to the rear over the stairwell, timber handrail with painted balustrade, painted timber floorboards, access to the loft space, stripped timber doors leading to the bedrooms and bathroom.

Bedroom One

A spacious double bedroom that looks out to the front of the property. Stripped timber panel door from the landing, twin sash windows to the front, focal point cast iron fireplace with timber surround, painted timber floorboards, part panel walling to one side, picture rail, radiator.

Bedroom Two

A second spacious double bedroom that looks out to the front of the property. Stripped timber panel door from the landing, twin sash windows to the front, focal

point cast iron fireplace with timber surround, painted timber floorboards, picture rail.

Bedroom Three

A very spacious third bedroom that looks out over the front of the property. Stripped timber panel door from the landing, twin sash windows to the front, radiator, wardrobe recess to one wall.

Bathroom

A very spacious main bathroom set to the rear of the house. The bathroom comprises a white suite of a panel bath with central chrome taps over, chrome mixer shower over, glazed shower screen to side, pedestal wash hand basin, low level w.c, double doors to the airing cupboard housing a wall mounted Worcester boiler and fitted shelving, double glazed window to the rear with deep sill under, extractor fan.

Gardens

The property benefits from a small walled garden to the front, this area has a central pathway with garden areas to either side, these having been planted to provide year round coverage.

The walled gardens to the side and rear enjoy a good degree of privacy whilst also enjoying a good degree of the days sunshine. The main area of garden sits to the side of the house and can be accessed via the French doors from the kitchen breakfast room. This side garden is mainly laid to lawn and is fully enclosed by stone walling to the side, at one side there is a small stone built store. There is access via a pedestrian gate to the laneway whilst access can also be gained to the rear garden area. The rear garden is also walled and therefore enjoys a good degree of privacy, it features a hard standing patio area and raised timber vegetable and fruit beds.

Additional Information

Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band C Cornwall Council.

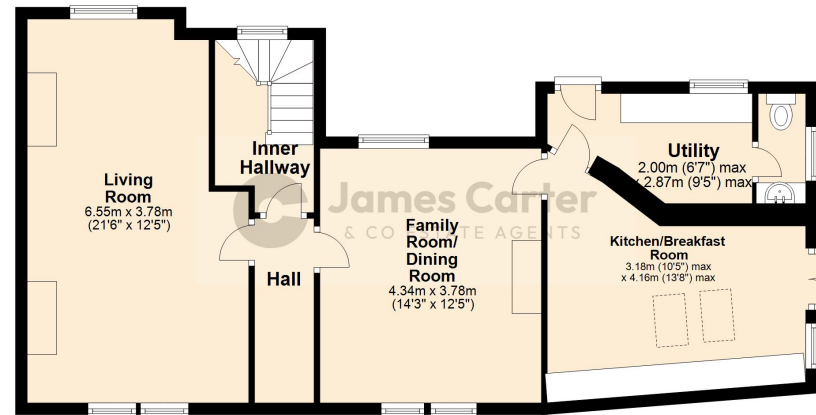


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

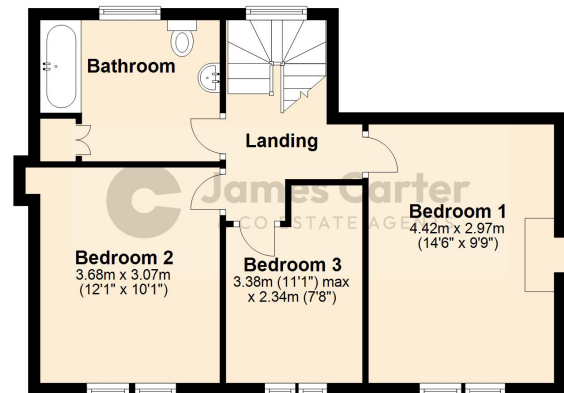
Ground Floor

Approx. 71.1 sq. metres (765.8 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



Total area: approx. 117.4 sq. metres (1264.2 sq. feet)

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