

FOR SALE

Offers in the Region of £725,000 Freehold



*Estate Agents*

**Lewis Haughton**

Hedlea, Wheal Trefusis, South  
Downs, Redruth, Cornwall. TR15  
2NQ

## ABOUT THE PROPERTY

A deceptively spacious detached property with attractive gabled dormers with contemporary grey cladding and natural slate roof over white rendered elevations with uPVC double glazing and the added benefit of solar panels.

The immaculately presented accommodation is bathed in natural light thanks to an unrivalled southwest facing rear elevation. Internal highlights include Amtico flooring throughout the ground floor, a liberal use of natural light oak for the staircase and internal doors. The accommodation is warmed by underfloor heating to the ground floor and radiators to first floor level heated by gas fired boiler. Accommodation on the ground floor comprises: reception hall with 16ft tall ceiling, comfortable sitting room, stunning kitchen/diner with sun room off, bedroom ensuite, utility room, cloakroom WC. Upstairs, both bedrooms are dual aspect with fitted wardrobes and the master bedroom with balcony is a delight, and spacious 'bedroom two' could easily be split into two rooms subject to consents.

A particular highlight is the open plan well equipped kitchen / dining area with further sun room with stunning bi-fold doors giving access onto the large southwest facing sun terrace - perfect for outdoor entertaining. Integrated appliances by NEFF are the oven, microwave/oven, hob, extractor and dishwasher, with further fridge freezer.

Outside, fabulous well enclosed gardens benefitting from stunning, panoramic countryside views to the rear, with that all important parking area to the front.

## LOCATION

Situated in an enviable position on the rural edge of Redruth. ONE OF JUST TWO HOMES built in 2016 in a convenient location for the A 30 and just 5 miles from the lovely PORTREATH sandy beach and 9.5 miles from Falmouth beaches. The Cathedral City of Truro is about 10 miles distant. Main line rail links to LONDON PADDINGTON and the UK rail network from Redruth. CORNWALL AIRPORT with regular scheduled links to major UK cities and Europe is about 22 miles distant.

## FEATURES

- Stunning detached modern home
- Versatile with integrated annexe
- Underfloor heating
- About 0.22 acres
- Ground floor guest suite
- Finished to high standard
- Countryside views
- Generous sun terrace
- Solar panels



## Accommodation Comprises - (All measurements approximate)

### GROUND FLOOR

#### FRONT APPROACH

Paved slope from the vehicular parking leads to part glazed composite grey coloured front door to:

#### Reception Hall (24' Long)

Upon entering you are greeted with an impressive entrance to this lovely property with light and airy double volume space extending to 16 ft tall at the highest point with Velux roof window and window to front. Light oak staircase rises to galleried landing. Amtico flooring, underfloor heating with digital thermostat control.

#### Sitting Room

5.45m x 3.78m (17' 11" x 12' 5") Amtico flooring, underfloor heating with digital thermostat control, large picture casement window overlooking the level well manicured front gardens. Living flame gas fire recessed wall mounted, part glazed double doors to:

#### Kitchen Diner

7.56m x 3.45m (24' 10" x 11' 4") A wonderful space for family living with beautifully fitted shaker style range of floor and wall mounted cupboards and deep pan drawers with further storage in a glorious central island unit providing a range of cupboards, drawers, shelving and also providing a sociable breakfast bar. Custom Quartz work surfaces. Integrated appliances include frost free fridge freezer, and Neff dishwasher, electric halogen hob, extractor fan, combination microwave and oven with further convection oven beneath. Lovely views to the beautiful gardens and countryside.

#### Sun Room

3.35m x 3.35m (11' 0" x 11' 0") A lovely light and airy dual aspect room, massive picture window and further bifolding doors giving views to the lovely gardens and woodland copse beyond, and access to a broad southwest facing Sun Terrace.

#### Utility Room

3.47m x 1.97m (11' 5" x 6' 6") With glazed glazed door to rear and window to side, space and plumbing for washing machine, space for tumble dryer and under counter fridge or freezer. 'Ideal' gas fired boiler serving domestic hot water and central heating. Lovely views to the beautiful gardens and beyond. Cupboard housing hot water cylinder.

#### Cloakroom WC

Attractive suite comprising wall mounted low level flush WC and wash hand basin, complementary ceramic tiling, underfloor heating digital temperature control, extractor fan.

#### Understairs Cupboard

With shelving, extremely useful storage. Access to manifold for underfloor heating.

#### Bedroom Four

3.46m x 3.03m (11' 4" x 9' 11") Large picture window to front, Amtico flooring, underfloor heating thermostat digital control.

#### Ensuite Bathroom

Attractive suite comprising wall hung low level flush WC, tiled shower cubicle with Mira mixer shower. Recessed ceiling lighting.

### FIRST FLOOR

#### Galleried Landing

Velux window from reception hall providing a light and airy feel, recessed ceiling lights, smoke detector, radiator. Doors to:



## ROOM DESCRIPTIONS

### Master Bedroom

7.6m x 2.75m (24' 11" x 9' 0") (max) An impressive dual aspect room with double French doors to small balcony area with stainless steel frame and glazed panels, perfect for enjoying the impressive views to the beautifully maintained level and well stocked gardens, neighbouring sports ground and surrounding rolling countryside. Intercommunicating door to annexe bedroom, fitted wardrobes, double radiator.

### Bedroom Two

7.58m x 3.98m (24' 10" x 13' 1") (maximum) ) Dual aspect room with windows to front and rear enjoying those views to the gardens and surrounding countryside. Loft access hatch, recessed ceiling lighting, two separate fitted wardrobes, two double radiators. This room could be split into two rooms, subject to consents.

### Family Bathroom

3.7m x 2.13m (12' 2" x 7' 0") A beautifully fitted bathroom comprising double ended bath with central mixer tap and shower attachment, wall mounted 'his and hers' wash hand basins with storage drawers beneath, Chrome towel rail (dual fuel functionality, can operate with central heating system or electric heating element. Wall hung low-level flush WC, shower cubicle with square dual head rigid riser shower. Extractor fan, recessed ceiling lighting, attractive grey ceramic tiling to walls.

## ANNEXE GROUND FLOOR

### Kitchen

2.87m x 2.76m (9' 5" x 9' 1") Part obscure glazed door provides independent access from side of property. Window to rear overlooking the gardens. Attractive grey gloss fronted floor and wall mounted drawers and cupboards. Integral appliances include AEG fan oven, Caple electric hob and extractor fan, space and plumbing for washing machine, space for fridge freezer. Amtico flooring with underfloor heating.

### Cloakroom WC

Obscure glazed window to side, recessed ceiling lights, wall hung low level flush WC and wash hand basin with storage cupboards beneath.

### Lounge Diner

5.45m x 3.78m (17' 11" x 12' 5") Picture window to front elevation, under stairs cupboard with coat hooks and shelving, digital thermostat control for underfloor heating, turning staircase rises to 1st floor.

## ANNEXE FIRST FLOOR

### Bedroom

4.67m x 3.67m (15' 4" x 12' 0") with staircase balustrade, large window to rear overlooking the gardens and surrounding countryside. Radiator, smoke alarm, loft access hatch, high-level window side, intercommunicating door back to master bedroom in main house. Door to:

### Ensuite Shower Room

Comprising a white suite with wash hand basin in vanity unit and storage beneath, low-level flush WC, shower cubicle with Mira mixer shower, extractor fan, recessed ceiling lighting, tiling to walls, radiator, obscure glazed window to rear elevation, door to useful linen cupboard with slatted shelves.

## OUTSIDE

### Front Garden

Well manicured lawn complemented by shrubs with adjacent brick paviour parking area.



### Rear Garden

Forming a large part of the 0.22 acre plot, a remarkable level rear garden offering a wonderful combination of space, privacy, shelter and tranquillity along with the most captivating rural views. The garden is accessible from the sun room and utility room, both of which open out onto a beautiful paved terrace area, perfectly suited to sitting out and outside dining. There is generous lawn area enjoying tremendous views across sports fields to a copse of trees in the distance and the gardens are boarded by an impressive range of plants shrubs and trees, giving colour and privacy to the rear garden. These include an Acer, hydrangea, rhododendron, clematis, roses, large bay tree, pampas grass, palms, azalea, banana tree and central flowering cherry. Views to Carn Brea Monument and Carn Brea Castle. A number of outside lights installed around the garden and a summerhouse with decking.

### SERVICES

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

### Council Tax Band

Band E

### Viewing

Strictly through the vendors' sole agents, Lewis Haughton, telephone 01872 264120 or email [info@lewishaughton.com](mailto:info@lewishaughton.com)

### AGENTS NOTES

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 Lewis Haughton. 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.

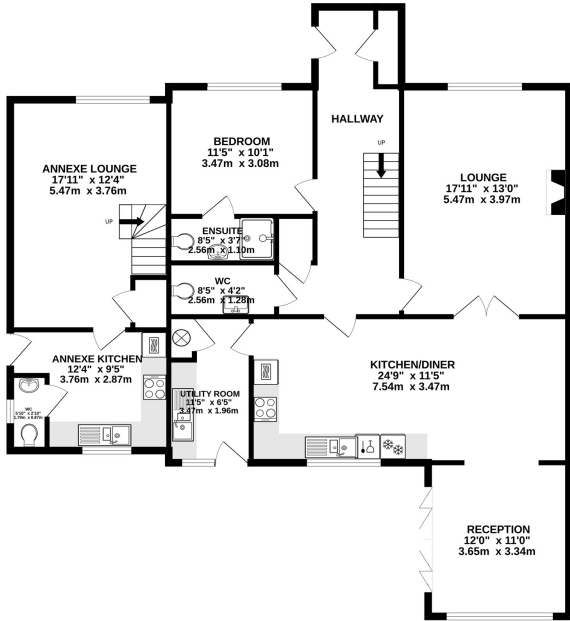




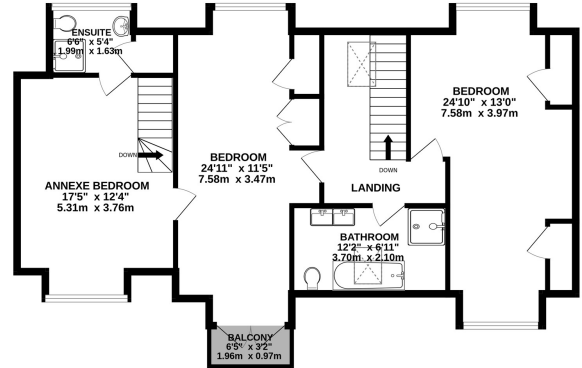


# FLOORPLAN

**GROUND FLOOR**  
1420 sq.ft. (132.0 sq.m.) approx.



**1ST FLOOR**  
945 sq.ft. (87.8 sq.m.) approx.



**TOTAL FLOOR AREA: 2365 sq.ft. (219.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	90	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	