



Higher Ninnis, Redruth  
£1,200,000



- In The Region Of Six Acres
- Currently One Main Residence With Two Holiday Lets
- Wealth Of Versatility
- Immaculate Presentation
- Range Of Useful Outbuildings
- Viewing Essential

This charming property offers a combination of a four/five-bedroomed cottage, an attached two-bedroomed barn conversion, and a second detached two-bedroomed single storey accommodation all set within within six acres of grounds and offers a a tremendously versatile and spacious living arrangement. The main house could be a 5 bedroom property, or 2 bedroom plus further 2 bedroom annexe. The semi-rural location and various outbuildings add to the appeal as does the income potential as the property has been successfully generating a holiday let income for many years.

The property's amenities, include oil fired central heating, double glazing and an electric car charging point.

Access is via the U-shaped driveway leading to various outbuildings including the workshop, garage, lawnmower shed and external boiler room which offer both convenience and functionality. The grounds also contain an historically important Grade II listed Roman stone protected by English Heritage.





## Information

Tenure: Freehold

Services: Electricity, Water, Drainage, Oil heating, Electric Car charging point.

Council tax band: D

EPC: Mynheer Farm; D60 Bowji: C69 The Barn: C78

Broadband: Ultrafast Available (Ofcom Checker)

Mobile Coverage: EE Three 02 and Vodafone (Ofcom checker)

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to



see a property.

**ANTI-MONEY LAUNDERING REGULATIONS - Purchasers**  
It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE - Purchasers**  
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2846.21 ft<sup>2</sup>

264.42 m<sup>2</sup>

Reduced headroom

11.81 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

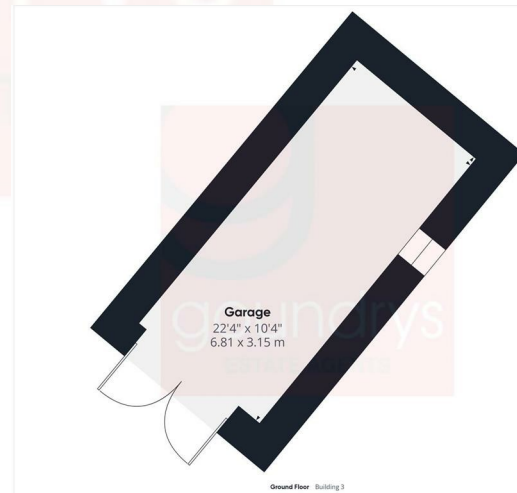
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
112 plus) A	
101-111) B	
89-100) C	
75-88) D	
59-74) E	
41-58) F	
1-40) G	
Not energy efficient - higher running costs	
60	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



Ground Floor Building 2



Ground Floor Building 3

Approximate total area <sup>(1)</sup>	
234.8 ft <sup>2</sup>	21.78 m <sup>2</sup>
(1) Excluding balconies and terraces	
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Approximate total area<sup>(1)</sup>  
 1605.69 ft<sup>2</sup>  
 149.17 m<sup>2</sup>

(1) Excluding balconies and terraces

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