



West Trevingey | | Redruth | TR15 3DJ

Asking Price £485,000



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- Substantial Detached Family Home
- Ample Parking
- Kitchen/Dining Room
- 2 Bedroom Annexe
- Multi Generational Living
- Large Rear Garden
- 4 Bedrooms (1 en-suite)
- Generous Size Living Room
- Potential Income
- Stunning Views

Found within the popular area of West Trevingey is this substantial Detached family home offering light and spacious living accommodation throughout. This lovely property offers versatile and flexible accommodation for a growing family along with the option for multi generational living provided by the annexe or an income. The property is in an elevated position and benefits from having beautiful views over the historic Carn Brea Castle and Monument .

The accommodation on offer is as follows: A welcoming entrance hallway leads to the generous living room having a multi fuel wood burner plus patio doors opening into the garden. The kitchen / dining room is light and airy fitted with a modern kitchen with integrated appliances and benefits from a large breakfast bar. Also on the ground floor is a bathroom and laundry room which opens into the rear porch leading to the garden. Stairs rise to the first floor accommodation where you will find the 4 generous sized bedrooms with one having an en-suite shower room plus a family bathroom fitted with a white suite. Outside you will find the driveway which leads to the garage. The rear garden is of a good size with various seating/patio areas. There is also a green house and a raised veggie bed area along with a garden shed. The garden has an array of attractive flowers, shrubs and trees being enclosed





by walling and fencing.

The annexe has it's own private entrance, parking and garden. The front door opens into the utility room having stairs rising to the accommodation which comprises of: A light and airy, spacious open plan Kitchen/living/dining area with doors leading to the 2 double bedrooms and bathroom.

The property is warmed by Gas Central Heating with Double Glazing, please call us on 01872 242425 to book your viewing appointment.

Description

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The annexe being self contained and benefitting from having it's own private entrance, parking space and garden. The front door opens into the utility room having stairs rising to the accommodation which comprises of: A light and airy, spacious open plan Kitchen/living/dining area with doors leading to the 2 double bedrooms and bathroom.

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Location

The property can be found in West Trevingey having the benefit from being in an elevated position having the most amazing stunning views towards Carn Brea Castle and monument. Carn Brea (Cornish for Rocky Hill) has a long line of history with the castle being built in 1379 as a chapel and then rebuilt in the 18th Century by the Basset family. Carn Brea Monument was built in 1836 being a 90 foot high granite column, was a lasting tribute to Francis Basset Lord De Dunsterville.

The nearest railway station is in Redruth being approximately 0.7 miles away. The nearest primary school is Trewirgie Infants' School, approximately 830 yards away with the nearest Secondary School being Redruth School, approximately 700 yards away.

Entrance Hallway

Living Room

26'7 x 13'11 (8.10m x 4.24m)

Kitchen/Dining Room

19'5 x 13'8 (5.92m x 4.17m)

Downstairs Bathroom

9'10 x 7'5 (3.00m x 2.26m)

Laundry Room

11'6 x 7'8 (3.51m x 2.34m)

Rear Porch



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Landing

Master Bedroom

17'8 x 13 (5.38m x 3.96m)

Bedroom

13'10 x 12'6 (4.22m x 3.81m)

Bedroom

11 x 10 (3.35m x 3.05m)

Bedroom

11'7 x 9'11 (3.53m x 3.02m)

En-suite Shower Room

7'1 x 6'9 (2.16m x 2.06m)

Outside

Rear Garden

Garage

20'10 x 12 '1 (6.35m x 3.66m '0.30m)

Self Contained Annexe

Accessed via it's own private entrance door leading to the following accommodation.

Utility Room

12'6 x 9'10 (3.81m x 3.00m)

Living Space

23'1 x 11'1 (7.04m x 3.38m)

Kitchen Area

11 x 10'1 (3.35m x 3.07m)

Bedroom

12'8 x 9'2 (3.86m x 2.79m)

Bedroom

9'10 x 9 (3.00m x 2.74m)

Bathroom

9 x 5'10 (2.74m x 1.78m)

Annexe Garden

Agents Information

Tenure: Freehold

Council Tax Band:

Main House - Band D

Annexe Band A

Consumer Protection from Unfair Trading Regulations 2008.

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. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 & Wales		EU Directive 2002/91/EC	
		75	85

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