



Sinns Croft,  
Wheal Plenty, Redruth

LODGE & THOMAS  
ESTABLISHED 1892

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## Synce House,

Sinns Croft, Wheal Plenty,  
Redruth, Cornwall TR16 4BW

**Guide Price: £795,000 Freehold**

- Family home with annexe
- Much improved and well-appointed
- 1 acre of beautiful gardens amidst countryside
- Attached double garage with home office
- No chain with vacant possession

### The Property

A comfortable and appealing country home that in recent years has been the subject of extensive modernisation and remodelling, the result of which is a well-appointed and flexible home.

Notable improvements have been a replacement roof covering, the installation of double glazed sash windows and doors, a stunning contemporary kitchen and bathroom, all warmed by oil-fired heating. The accommodation is set out to provide an entrance porch, reception hall, dual aspect lounge with wood burner, plus utility room at ground floor. At first floor there are three excellent double bedrooms, the master featuring an en-suite in addition to the family bathroom.

The house has been extended to provide a very comfortable one bedroom inter-connected annexe with electric heating and separate access.

A recent double garage extension has an electric door and incorporates two further rooms, ideal perhaps as home offices.



The property is set within approx. 1 acre of mature, mainly level gardens, divided into different areas creating interest and enhancing the privacy, allowing one to fully enjoy the peaceful nature of this setting. Hidden away within the woods is a relic of it's mining background, a shaft which is both walled and fenced. There are a variety of sheds and summerhouses, plus a useful container for storage together with an abundance of parking for multiple cars, caravan, boats etc.

**Agent's Note:** The owners have commissioned a Mining Report together with a quote to cap the shaft in the garden.

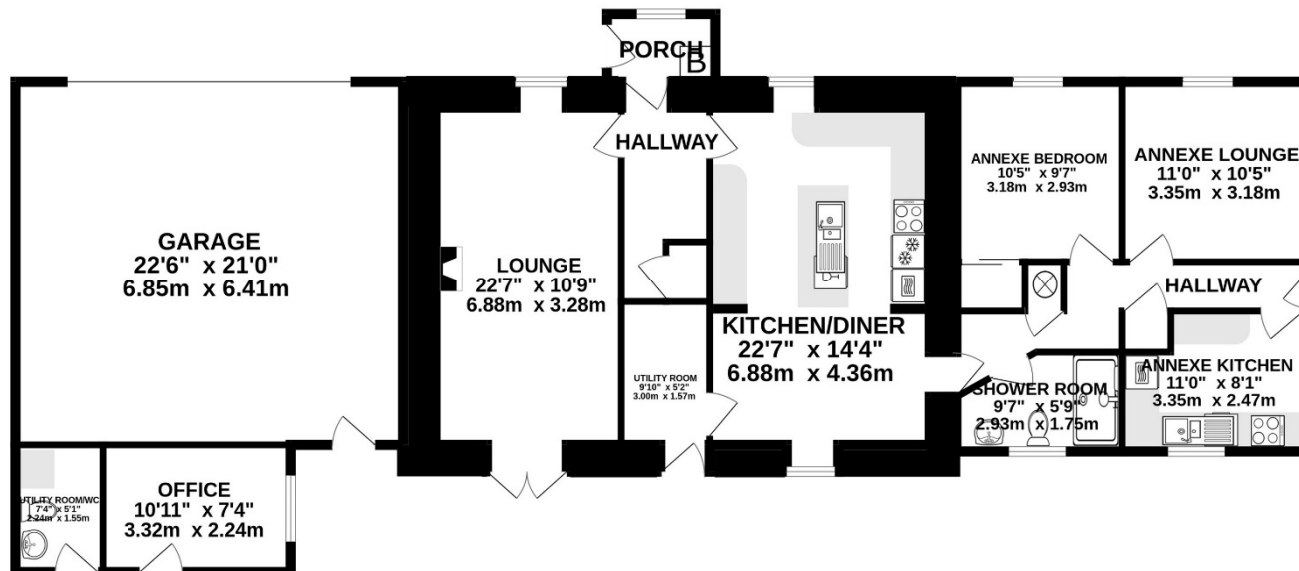
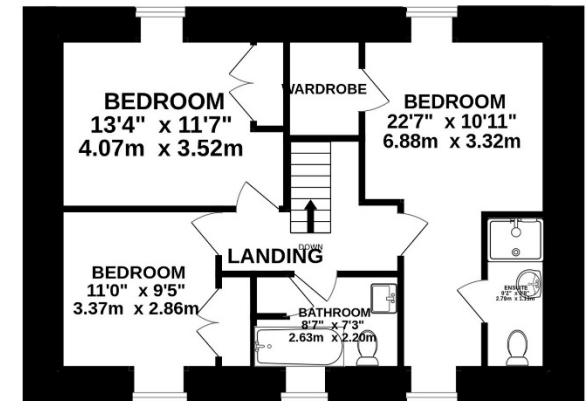
**Services:** Mains electricity and water are connected to the property. Private drainage. Oil-fired central heating. Telephone and broadband connection, subject to BT regulations. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band:** D **EPC:** D

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

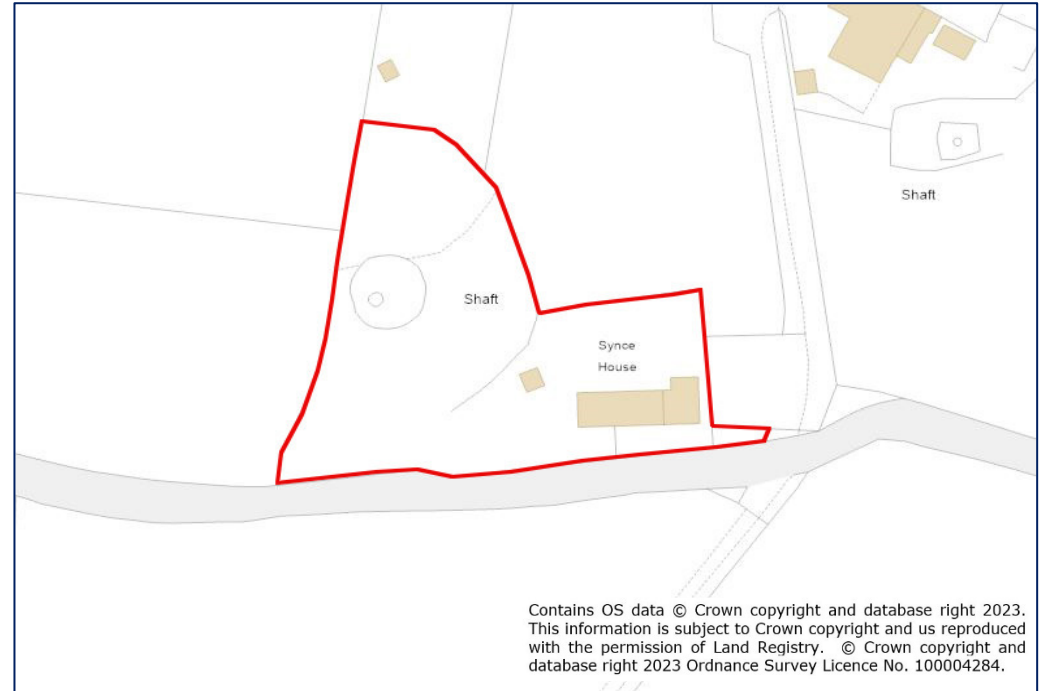
1ST FLOOR  
583 sq.ft. (54.1 sq.m.) approx.





## Location

Thought to have originally been a Count House, and part of the region's rich mining heritage, this home is situated amidst countryside, central to many of the important towns and facilities in this popular setting. The Aldi supermarket at Avers roundabout is about 2 miles away, with the shops and facilities at Mount Ambrose and Scorrier, just 3 miles away. A more extensive range of shopping, schooling, leisure and health facilities and mainline railway station are close to Redruth, also 3 miles away, whilst the beautiful north Cornish coastline and beaches at Portreath and Porthtowan are within a brief 4 mile drive. For those regularly travelling further afield, the County's main arterial route the A30 is about a 5 minute drive away meaning that the picturesque coastal ports of St Ives and Penzance of West Cornwall are close to hand, with Cornwall's principal commerce, schooling, shopping and schooling centre of Truro with its magnificent Cathedral and the Royal Cornwall Hospital within a 20 minute drive.



**Viewings:** Viewings strictly by appointment with the sole selling agents Lodge & Thomas.

**Directions:** From Avers roundabout take the A3047 east and shortly after the mini roundabout turn left through the A30 underpass. At the T-junction turn right signposted Radnor and follow the road to a crossroads where turn left signposted Wheal Peevor and Globe Valley. Follow the road past the Globe Valley Caravan Park and continue past the Briggan Farm Kennels. Continue to follow this road past the farmstead on the right and the property for sale will be found shortly thereafter on the right hand side identified by a for sale board.

[what3words///lollipop.agreeable.future](https://www.what3words.com/lollipop.agreeable.future)





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