



STAGS

Glenfeadon House

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Glenfeadon Terrace, Portreath, Redruth, TR16 4JU

Portreath Beach 550 yards A30(T) 4 miles Redruth 5 miles Truro 12 miles

- 2 Large Reception Rooms
- Delightful Conservatories
- 7 Bedrooms
- 2 Basement Flats
- Partially Renovated
- (Option to buy 2nd Dwelling)
- Public Auction (Unless Sold)
- Wednesday 25th May 2016

For auction Guide Price £450,000 to £500,000

SITUATION

Portreath is situated on the north coast and was once a busy mining port, but is now a small harbour nestling between high cliffs and an attractive surfing beach. There are renowned coastal and woodland walks in the area. The village offers a number of facilities including shops, cafes, primary school, restaurants, public houses and so forth which are supplemented further by the town of Redruth about 5 miles to the south. From Redruth there is a station on the London Paddington line.

DESCRIPTION

The sale of Glenfeadon House presents a tremendous opportunity to buy an imposing and substantial historic property which has been partially renovated and will be of interest to a variety of purchasers given the property's considerable potential. The house is currently used as a main residence has been recently a bed and breakfast/guest house and in the past a hotel. There may be some potential for future development within the grounds or to create quality apartments - indeed there are two basement flats in situ - subject to all necessary consents and approvals.

Glenfeadon House is an architecturally pleasing late Georgian attached residence originally constructed by the Basset family of Tehidy. There is car parking to the front of the property, from which a central flight of double return steps with cast iron balustrades lead to the raised ground floor with an external and distinctive front loggia including an arcade of seven moulded arches on columns with balustrade parapet over. Glenfeadon House is Listed Grade II as a Building of Special Architectural or Historic Interest.

Internally, the house offers sizeable accommodation with high ceilings and some particularly spacious rooms. On the ground floor is an Entrance Vestibule which opens to a Reception Hall, with a high cornice ceiling and ceiling rose, which leads via an attractive archway to a rear Victorian Conservatory opening to gardens beyond.

Also on the ground floor, are two spacious and impressive Reception Rooms with high ceilings and ceiling roses, appealing second and third Conservatories, Kitchen and two Bedrooms with En Suite facilities. On the first floor, centred around a Landing, are five large Bedrooms - two with potential for en suites to be created - and a Family Bathroom.



A substantial & distinctive listed residence over two basement flats & grounds of about 1.20 acres - all with considerable potential





As shown on the attached floor plans, at basement level are two flats (Trenance and The Basement Flat). Trenance is in need of updating and improvement.

OUTSIDE

To the front of Glenfeadon House are multiple car parking areas with in-and-out drives and to the rear extensive mature grounds which include areas of formal lawn gardens and deciduous woodland with a small stream to the side. In total, the grounds extend to about 1.20 Acres

AUCTION

FOR SALE BY PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD) ON WEDNESDAY 25TH MAY 2016 AT 2:30PM AT THE ASSEMBLY ROOMS, HALL FOR CORNWALL, THE QUAY, TRURO, CORNWALL, TR1 2LL.

SOLICITORS

Nalders Solicitors, Cannis House, Chapmans Way, St. Austell, PL25 4QU. FAO: Mr. S. O'Reilly telephone 01726 879333 Email: sor@nalders.co.uk

METHOD OF SALE

Glenfeadon House is offered for sale by public auction (unless previously sold). The Vendor reserves the right to sell prior to auction, withdraw or amend the property at auction.

TENURE AND POSSESSION

Freehold. The Basement Flat is sold subject to an Assured Shorthold Tenancy - copy included within the Auction Pack. Please see Auction Pack for completion date.

OPTION TO PURCHASE ADDITIONAL DWELLING

On the signing of the contract, the purchaser will be given the contractual option to buy a further adjoining dwelling, known as Garden Flat, at the fixed price of £150,000. Garden Flat includes an Entrance Lobby, Utility Room, Study, Living Room, Kitchen/Dining Room with south facing decked seating area, 2 Bedrooms and Bathroom. Garden Flat is currently occupied by a tenant and if the option to purchase is exercised, the sale is subject to the Assured Shorthold Tenancy - copy included in the Auction Pack.

SPECIAL CONDITIONS OF SALE/AUCTION PACK

Any particulars, remarks and stipulations contained herein shall be deemed to form part of the Special Conditions of Sale/Auction Information Pack and in case of any inconsistencies, the provisions of the latter shall prevail. The Special Conditions of Sale/Auction Information Pack will be available for inspection at Stags Truro office and a copy may be purchased from the Vendors solicitors. It is assumed that the purchaser will have made all necessary enquiries prior to the auction.

SERVICES - Please see Auction Pack

Mains water, electricity and drainage connected. Oil-fired central heating.

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488.

DIRECTIONS

From Chiverton Roundabout on the A30(T) west of Truro, take the A30(T) Camborne and Redruth by-pass. Take the second exit towards Redruth. Drive up the slipway and bear to the left to Redruth. Take the third exit off the roundabout towards Redruth and drive down into the valley. At the bottom, at the Roundabout, turn right and at the T junction turn right again towards Portreath. Drive to Portreath, pass the primary school, enter the 30mph speed restriction and after about a further 300 yards, turn left at brown-signpost towards Fountain Springs and Bassets Acre Apartments. Drive up to the T junction and Glenfeadon House is immediately to the front.

DEFINITION OF GUIDE AND RESERVE PRICE

Guide price(s) are an indication of the Sellers expectations. Reserve price(s) are a figure below which the auctioneer cannot sell the Lot at auction. We expect the reserve will be set within the guide range. Guide prices may change at any time prior to the auction.



These particulars are a guide only and should not be relied upon for any purpose.



Stags

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