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BILL BANNISTER

Sales & Lettings



Ivy Cottage

Treskillard, Redruth, TR16 6JY

£185,000



Ivy Cottage, Treskillard, Redruth, TR16 6JY. We are acting in the sale of the above property and have received an offer of £200,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Situated in a favoured rural location on the side of this small hamlet, Ivy Cottage is offered as a chain free sale. Now ready to update and improve to your own specifications, it has four bedrooms to the first floor together with a master ensuite and a family bathroom. There is a substantial lounge/dining room with a multi fuel stove and this leads through to a generous kitchen/diner. There is oil fired heating and double glazing. Externally there is a well enclosed front garden, a side court, a laundry room and a garage. The property has some traditional features such as ledge and brace doors to the first floor, open joist ceilings and a focal granite fireplace. Treskillard is approximately three miles from Redruth and the A30, with the larger out of town multiples being available at Pool.

LOUNGE/DINING ROOM

20'9" x 15'11" overall (6.34m x 4.86m overall)

With a fine turning open tread staircase to the first floor. There is a focal granite fire surround with an inset stove. This is flanked by an alcove that has use as a display cabinet with storage beneath. There is a partial room divide with shelving, an open joist ceiling and a radiator. Alcove storage and recess storage at the bottom of the stairs. Bi-fold doors to:

KITCHEN/BREAKFAST ROOM

16'0" x 12'7" (4.89m x 3.85m)

Fitted with an excellent array of base units having cupboards and drawers beneath, space for white goods and tiled backs. Complimentary eye level cupboards are provided and there is an inset cooker hood with a wipe clean splash back beneath. Spot lighting, tiled floor, a radiator and two windows.

FIRST FLOOR

BEDROOM 1

9'11" x 9'11" (3.04m x 3.03m)

With a recess.

EN-SUITE

With a mains shower in a tiled cubicle, a wash hand basin and wc. Tiled floor, ladder radiator and an extractor fan.

BEDROOM 2

10'0" x 9'0" (3.05m x 2.76m)

With a radiator.

BEDROOM 3

9'8" x 7'1" (2.97m x 2.18m)

With a radiator.

BEDROOM 4

9'7" x 7'4" maximum dimensions (2.94m x 2.26m maximum dimensions)

With a store cupboard and a radiator.

BATHROOM

A P shaped bath with a mains shower, a tiled surround and a screen. Wash hand basin and a low level wc. Radiator.

LANDING

Of spacious proportions with a double cupboard and a radiator.

OUTSIDE

There is a LAUNDRY ROOM 4.91m x 2.18m (16'1 x 7'1) housing a Grant oil fired boiler and open access to a GARAGE 5.54m x 3.80m (18'2 x 12'5) with an up and over door. To the front of the property is a triangular shaped piece of garden for the most part laid to lawn with a side hard standing approached via a gate. There is also a small pedestrian gate to the side of the front garden.

DIRECTIONS

From our office in Redruth proceed through Penryn Street and all the way up to the five crossroads and traffic lights. Turn right towards Helston and then next right sign posted Carnkie. Go straight through the village and up to the T junction. Turn right by the Countryman Inn and follow this road for a few hundred yards until you see Treskillard sign posted on your left. Follow this road and after the converted chapel, Ivy Cottage will be found on the right identified by a For Sale board.

Area Map



Floor Plans



Energy Efficiency Graph

