

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL
BANNISTER

Sales & Lettings



White Acre

Harris Mill, Redruth, TR16 4JF

Guide price £450,000



White Acre

Harris Mill, Redruth, TR16 4JF

Guide price £450,000



SUMMARY OF ACCOMMODATION

Entrance hall, utility room, cloakroom, sitting/dining room, kitchen/breakfast room, home office/study, bathroom, stair hall, 4 bedrooms, stairs up to master bedroom with en-suite shower room. Outside: hardstanding with parking area for numerous vehicles, delightful, mainly lawned gardens with well planted boundaries and a profusion of spring flowers and bulbs, extending to approximately 1/3 of an acre.

DESCRIPTION

A contemporary split-level home, originally built as a bungalow in 1952 and extended by the vendors in 1999 comprising 4/5 bedrooms, 2/3 reception rooms, 2 bathrooms, kitchen/breakfast room, cloakroom and utility. Built on a secluded and elevated plot surrounded on all four sides by approximately 1/3 of an acre of garden with lovely views over the surrounding countryside towards Illogan and Portreath. The property would benefit from some modernisation and offers potential for further extension, subject to any necessary consents.

Brand new Oak Engineered Flooring has recently been installed throughout the sitting/dining room and several rooms have been newly redecorated and re-carpeted. There are double doors from both the sitting room and bedroom 3 opening onto the veranda overlooking the rear garden with lovely Westerly views over countryside. The property has a private garden and is secluded by mature shrubs and trees.

LOCATION

White Acre is in a semi-rural location between the town of Redruth and the coastal village of Portreath on the north Cornish coast. Well positioned for access to the beaches and Cornish coastal path, the beautiful North Cliffs, Tehidy Country Park and Golf Course and the main transport links via a mainline rail link to London Paddington and the A30. Across the valley, the village of Illogan has a convenience store, doctors surgery, pharmacy, public house, hairdressers, chip shop and takeaway, whilst the nearby town of Redruth offers several supermarkets and a thriving high street with range of national and independent shops, a multi-screen cinema, bars and restaurants and schools for all ages. The city of Truro is approximately ten miles away with a comprehensive range of shopping and commercial facilities, County Hall and Royal Cornwall Hospital Treliske.

COVERED ENTRANCE

With bulkhead porch light, painted hardwood panelled front door with single glazed fan light over and single glazed window to the side, opening onto:-

ENTRANCE HALL

7'5 x 5'9 (2.26m x 1.75m)

Ceramic tiled flooring, pitched roof with double glazed Velux skylight window, glazed wooden panelled door leading to:-

UTILITY ROOM

9'5 x 6'4 (2.87m x 1.93m)

Wall to wall worksurface with room for appliances beneath, plumbed in for washing machine and drier, glazed panelled door to:-

CLOAKROOM

White low level wc, double-glazed window and vinyl tiled floor.

From the entrance hall a pair of double glazed doors opens onto an inner hallway and another wooden boarded door opens into the:-

KITCHEN/BREAKFAST ROOM

17' x 9'2 (5.18m x 2.79m)

Range of double-glazed windows down one side overlooking the garden, a range of base level cupboards with matching wall cupboards, surrounding roll edge laminated worktop surfaces, inset single drainer stainless steel sink unit with mixer tap, undercounter space for appliances, Zanussi 12 place dishwasher, NewWorld dual-fuel cooking range, ceramic tiled flooring. Worcester Danesmoor Oil-fired central heating boiler. Recent lagged 200 litre hot water cylinder in one corner with fitted triple individually timed immersion heaters, space for upright fridge freezer, double radiator with thermostatic control. The kitchen would benefit from updating.

SITTING/DINING ROOM

22' x 14'8 in dining area, 13'8 in dining area (6.71m x 4.47m in dining area, 4.17m in dining area)

DINING AREA

Double glazed windows overlooking the side garden, newly decorated, new engineered oak flooring, coved ceiling, semi open-plan with large archway to the:-

SITTING ROOM

Fireplace with a raised quarry tiled hearth and outer timber surround and mantel, flue pipe ready for a wood/multi fuel burning stove. This spacious dual aspect room has full height double glazed doors opening onto the veranda providing lovely views out over countryside, the gardens and Illogan across the valley. Newly decorated and with new oak flooring throughout, further windows to the side including interesting feature porthole window dating from 1952, satellite cable and television aerial point, radiator with thermostatic control.

INNER HALL

Radiator with thermostatic control, coved ceiling, built-in linen cupboard opposite the bathroom, newly decorated and carpeted throughout, doors off to:-

BEDROOM 3

14' x 10'8 (4.27m x 3.25m)

Large double bedroom with full height double glazed doors open onto the veranda providing lovely views over the gardens, countryside and Illogan across the valley. Two built-in wardrobes, newly decorated and carpeted throughout, radiator with thermostatic control.

STUDY

8'3 x 4'2 (2.51m x 1.27m)

Double glazed window overlooking the rear gardens and countryside, newly decorated and carpeted throughout, radiator with thermostatic control, telephone point, coved ceiling. Ideal size for home schooling/studying.

BATHROOM

White suite comprising a panel enclosed bath, half-tiled wall surrounds, low level wc, pedestal wash hand basin, fully tiled walk-in shower, fitted Mira Thermostatic shower with chromium fittings, ceramic tiled flooring, coved ceiling, new chrome heated towel rail with thermostatic control, newly decorated and with new LED lighting.

From the inner hall a part glazed panelled door opens onto the newly carpeted stair hall with doors off to:-

BEDROOM 2

15'5 x 12'7 (4.70m x 3.84m)

Has been used as a large double bedroom, sometime family room, home gym, and also as a home office. Dual aspect with double glazed doors opening onto the side

garden and double glazed windows overlooking the rear garden and providing views to open countryside and Illogan across the valley, ceramic tiled flooring, radiator with thermostatic control. Two Cat5 networking points. Walk-in wardrobe/storage space, all Cat5 cables terminate here and there are several power points for networking equipment and cable to Openreach Fibre Internet and phone socket situated in the loft.

BEDROOM 4

16'7 x 8'6 (5.05m x 2.59m)

Large double bedroom, double glazed windows overlooking the side garden, radiator with thermostatic control, two Cat5 networking points.

BEDROOM 5

12'7 x 9'7 (3.84m x 2.92m)

Double bedroom with double glazed windows overlooking the front garden, a range of built-in shelving and a Hammond triple wardrobe with mirrored door, radiator with thermostatic control, two Cat5 networking points.

From the stair hall a newly carpeted flight of stairs ascends to a:-

FIRST FLOOR LANDING

Double glazed skylight window and door to:-

MASTER BEDROOM

16'7 x 14'9 (5.05m x 4.50m)

A lovely bright dual aspect room with tall double glazed windows on one side looking over the side garden. Double glazed Velux window and further double glazed window beneath, looking out over the valley. Radiator with thermostatic control, range of Hammond double wardrobes with bi-fold mirrored doors, newly decorated and carpeted throughout. Balcony over stairs with access door to part boarded loft area ideal for storage, telephone point, occasional lighting points, two Cat5 networking points. Ceiling access hatch to overhead crawl space.

EN-SUITE BATHROOM

Double glazed Velux skylight window, panel enclosed bath with fitted shower above and concertina glazed shower screen to one side, low level wc, pedestal wash hand basin, walk-in boarded eaves storage cupboard and built-in shelves linen cupboard, vinyl flooring. Doorway to walk-in eaves storage cupboard/potential dressing room with electric power points and vinyl flooring.

OUTSIDE

The property is approached via a quiet country lane with an asphalted apron providing parking for two cars and a double-gated access opening to a gravelled hardstanding

providing parking for three to four cars. A concreted pathway leads down to the front door and adjacent OUTHOUSE with concrete floor, shelving, and Electricity Meter. Paths around the house lead to the rear lawn where steps give outside access to the veranda.

Below the house is a large lawned area enclosed by mature hedging, trees and shrubs to one side of which is a TIMBER SUMMERHOUSE with front decking, workbenches - an ideal Man Cave/Gym/Craft Room, small TIMBER STORAGE SHED and RED TIMBER AMERICAN-STYLE BARN with built-in heavy duty workbench, power and lighting. There is a large section of garden to the right of the house, mainly lawned with boundary hedges of mature trees, bushes and stone walling to the road. A new Cornish Hedge will be built along the line of the Northern boundary in Spring 2021. All the gardens are well planted with a mass of spring bulbs, bluebells, daffodils, primroses, camelias, hydrangeas, monbretia, Japanese anemones, together with numerous other flowers and shrubs. There is also a rare Tulip tree which flowers annually. In all the grounds are approaching 1/3 of an acre.

FEBRUARY 2021 UPDATE

The installation of the new sewage treatment plant has inevitably led to considerable damage to the existing lawns. It is expected that most of this will recover naturally and will be helped by reseeding the requisite areas in the Spring.

SERVICES – Mains water, mains electric, oil fired central heating, private drainage – this was newly installed in January 2021 in accordance with 2020 legislation and has been approved by Cornwall Council Building Control..

DIRECTIONS

Take the main road towards Portreath bearing left before Jenn's Diner onto the old Portreath Road. At the crossroads turn left towards Illogan and then turn left by the sign to Tricky Dicky's where the property will be found on the right hand side.



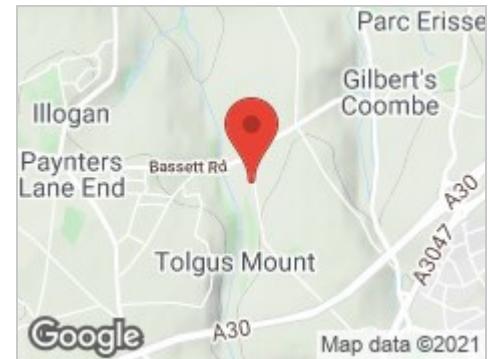
Road Map



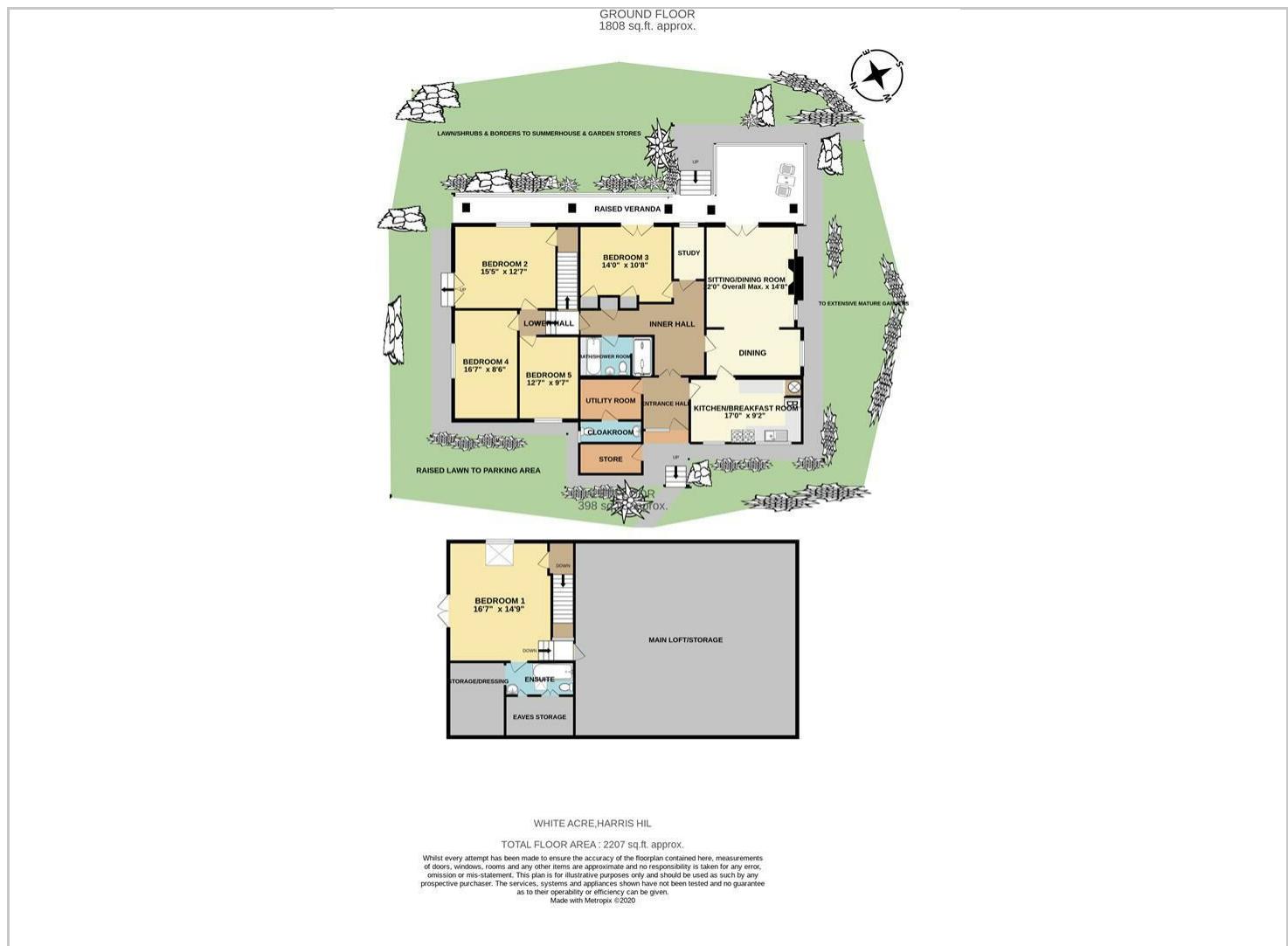
Hybrid Map



Terrain Map



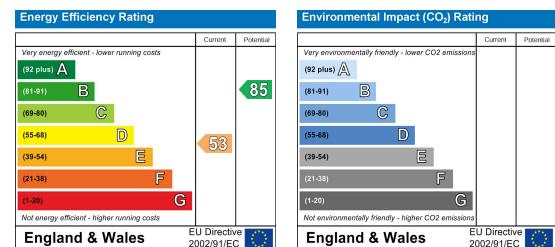
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.