



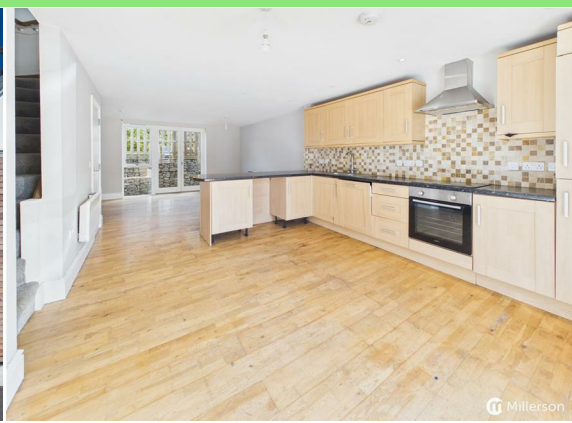
Sea View Terrace

Redruth

TR15 2FR

Guide Price £280,000

- Award-winning contemporary design
- Exclusive private gated estate
 - One of only four individual homes
 - No onward chain
- Beautiful parkland setting within the grounds of Pednandrea House
- Impressive vaulted first floor ceilings
- Allocated private parking and visitor parking
- Short walk to Redruth town centre and railway station
- Spacious open-plan kitchen, dining and living room
- Scan QR for material information



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Tenure - Freehold

Council Tax Band - C

Floor Area - 802.00 sq ft



3



2



1



C73

PROPERTY DESCRIPTION

A beautifully conceived contemporary home forming part of an exclusive collection of only four properties situated within a private gated estate in the established parkland grounds of Pednandrea House.

The architecture has been thoughtfully designed both internally and externally, combining clean contemporary lines with attractive timber cladding and expansive areas of glazing. The resulting appearance has a distinctive modern barn influence that sits comfortably and respectfully within its peaceful parkland surroundings.

Internally, the property is particularly notable for its sense of space, light and calm.

Large full-height windows allow an abundance of natural light to flood the accommodation, while generous ceiling heights and impressive vaulted ceilings at first-floor level create an unusually open and airy atmosphere.

The ground floor has been arranged around a substantial open-plan kitchen, dining and living space, creating a natural heart to the home and an excellent environment for everyday family living and entertaining.

Upstairs are three bedrooms, including a principal bedroom with ensuite shower room, together with a separate family bathroom.

Externally, the property benefits from its own private enclosed rear garden and terrace, allocated parking and additional visitor parking, all within the wider private gated setting of the Pednandrea estate. With no onward chain, this is an opportunity to acquire a distinctive modern home combining contemporary architecture, privacy, natural light and private outside space with a remarkably calm parkland setting.

LOCATION

Pednandrea occupies an attractive and established position close to the centre of Redruth.

Entry is through the private gated entrance to the Pednandrea House grounds, immediately establishing a sense of separation from the surrounding town and creating an atmosphere of privacy, peace and calm.

Within the gates, the formal grounds and established landscape provide an attractive parkland setting for the development.

There are far-reaching views across Redruth towards the historic Carn Brea monument and, on a clear day, towards St Ives in the distance.

Despite the peaceful and private character of the setting, the property remains conveniently positioned for Redruth town centre and railway station, providing easy access to everyday amenities and wider transport connections.

It is this combination of private gated estate living, contemporary architecture and town-centre convenience that makes the setting particularly unusual.

ACCOMMODATION COMPRISES

All dimensions are approximate and are measured by LIDAR

KITCHEN/LIVING AREA

An impressive and generously proportioned open-plan living space forming the heart of the home.

The room provides ample space for separate kitchen, dining and sitting areas and benefits from solid wood flooring and extensive glazing, allowing excellent levels of natural light.

The fitted kitchen incorporates a range of base and wall units, stainless-steel sink, oven and hob with extractor hood over, integrated fridge/freezer and dishwasher, breakfast bar and provision for a washing machine.

A large picture window faces the front, while further substantial windows and a glazed door to the rear provide a direct connection with the terrace and private garden.

There is also a large illuminated walk-in storage cupboard, inset ceiling lighting, two wall-mounted electric radiators and stairs rising to the first floor.

CLOAKROOM/WC

With tiled flooring, WC with close coupled cistern, wash basin, extractor fan.

FIRST FLOOR

LANDING

A light and airy landing enhanced by a vaulted ceiling and skylight, with an airing cupboard housing the hot-water immersion tank.

PRINCIPAL BEDROOM

A bright principal bedroom with an impressive full-height window overlooking the formal grounds.

The room benefits from a vaulted ceiling, fitted carpet, wall-mounted radiator, power points and television point. Door to:

ENSUITE SHOWER ROOM

Tiled floor, shower enclosure with mixer shower, pedestal wash basin, close-coupled WC and extractor fan.

BEDROOM TWO

A well-proportioned bedroom with a full-height rear window overlooking the garden and providing excellent natural light.

Fitted carpet, vaulted ceiling with skylight, wall-mounted radiator, television point and ample power points.

BEDROOM THREE

Full-height window, fitted carpet, wall-mounted radiator and power points.

FAMILY BATHROOM

Panelled bath with mixer taps and shower attachment, shower screen, pedestal wash basin, close-coupled WC, tiled flooring, partially tiled walls, medicine cabinet and vaulted ceiling with skylight.

OUTSIDE

The majority of the property's private outside space lies to the rear.

Immediately adjoining the house is a terrace with attractive gabion detailing, with steps leading to a level and fully enclosed private rear garden.

The garden provides a pleasant and manageable outside space suitable for entertaining, children, pets or simply enjoying the peaceful surroundings.

Beyond the property's private garden, the wider formal grounds of Pednandrea provide an attractive parkland backdrop within the private gated estate.

The formal grounds are maintained by a management company, with residents contributing towards their upkeep.

PARKING

The property benefits from an allocated parking space immediately to the front, together with additional visitor parking within the development.

Access to the development is through the private gated entrance to the Pednandrea House grounds.

SERVICES

Mains water, electricity, drainage. Electric heating.

Council tax band 'C'

EPC: C73

AGENTS NOTE

The formal grounds on Pednandrea will be maintained by a management company and all residents will pay a small contribution for the upkeep.

DIRECTIONS

From Redruth railway station, turn left and then take the next left into Bond Street, passing beneath the railway bridge.

Take the next left into Basset Street and continue to the top, where the private gated entrance to the Pednandrea House grounds will be almost directly ahead.

Proceed through the entrance into the estate and towards Sea View Terrace.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: C

The building

Mid-terrace house, standard construction



3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Heating features: Night storage
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Allocated
Not in a controlled parking zone
No disabled parking available

Risks and restrictions

Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL273044):
- The property is subject to restrictive covenants (legal promises not to do certain things) contained in a 2010 document. These are rules that limit how the land can be used.

- The property does not have any legal rights to 'light or air' over the land immediately to the east. This means the owner cannot prevent the neighbour to the east from building something that might block light or airflow.

- The 2010 Transfer contains specific rules regarding boundary structures, such as fences or walls.

- The mines and minerals under the property belong to someone else. That person has the right to work them underground, provided they do as little damage as possible and pay for any damage caused.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1



Approximate total area⁽¹⁾

74.6 m²

802 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Are you interested in this property but aren't currently in a proceedable position?

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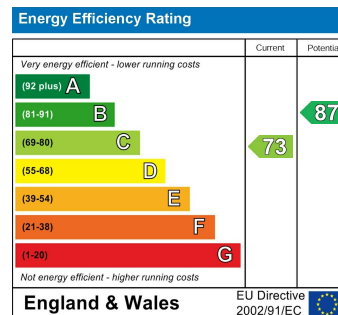
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