



Pednandrea

Modern

Sea View Terrace

Redruth

Guide Price £290,000

- Award-winning design contemporary homes
- No Onward Chain
- Main ensuite bedroom
- Wood cladding exterior
- Peaceful parkland setting
- Minutes from town centre and railway station
- Allocated parking and visitor parking
- Impressive high vaulted ceilings
 - Spacious open plan living room/kitchen/dining room
- Scan QR for material information



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Tenure - Freehold

Council Tax Band - C

Floor Area - 848.00 sq ft



3



2



1



C71

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. Nearby schools within walking distance include Trewirgie primary and infants, Redruth secondary school and Truro and Truro High school based in the city of Truro. The North coast with a selection of stunning beaches is but a few minutes drive away.

ACCOMMODATION COMPRISES

All dimensions are approximate and 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, built in cupboard and to the side of this, 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 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, built in wardrobe cupboard, wall-mounted radiator, power points and television point. Door to:

ENSUITE

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

With fitted carpet, full height window, power points and wall mounted radiator.

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'

AGENTS NOTE

The formal grounds on Pednandrea will be 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

End-terrace house, standard construction





Pednandrea Modern, Sea View Terrace, Redruth, TR15 2FR

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: Double glazing and 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):

- There are restrictive covenants (binding rules) in a 2010 document that limit how the property can be used to protect the character of the area.

- The property is subject to specific rules regarding boundary structures, such as fences or walls, and how they must be managed.

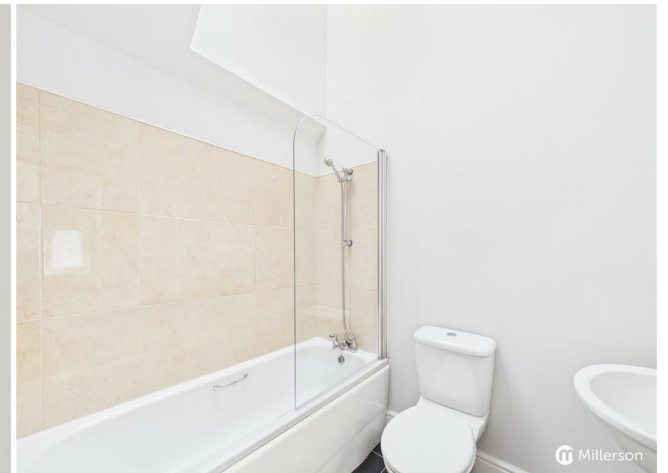
- The property does not have any legal rights to light or air over the land to the east, meaning the owner cannot stop the neighbour from building something that might block their light.

- The land is subject to the rights of a third party to work the minerals deep underground, provided they only do so through underground tunnels.

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⁾
79 m²
848 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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Needing To Sell?

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

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Here To Help

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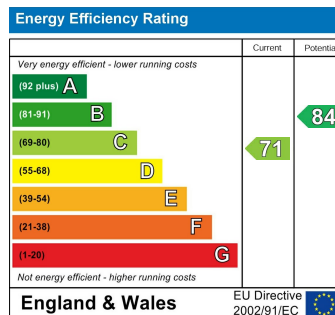
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