



Stamps Lane
Illogan Highway
Redruth
TR15 3JY

Asking Price £375,000

- SPACIOUS AND VERSATILE FAMILY HOME
- FIVE BEDROOMS PLUS EXTERNAL STUDIO STYLE ROOM
 - FOUR RECEPTION ROOMS
- LARGE BATHROOM AND ENSUITE
 - VARIETY OF OUTBUILDINGS
- DOUBLE GARAGE AND DRIVEWAY
- QUIET TUCKED AWAY LOCATION
- CONVENIENT FOR SCHOOLS AND AMENITIES
 - NO ONWARD CHAIN
 - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 2805.00 sq ft



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PROPERTY DESCRIPTION

Offered for sale with no onward chain is this substantial and versatile family home, quietly tucked away yet in a convenient location. The property is incredibly flexible and is perfectly suited to multi-generational living with the accommodation comprising an entrance hall, living room, sitting room, play room/office space, kitchen/breakfast room, dining room, cloak room, rear porch, five bedrooms with master en-suite and a large family bathroom.

Outside, a driveway and double garage provide plenty of parking and there is the huge benefit of an additional, detached studio bedroom with en-suite. The main garden is a real sun trap offering a safe enclosed space for children, pets and entertaining. There is also a large selection of outbuildings which has previously had planning permission to convert into a self contained annexe. This provide plenty of scope for storage, work shop space and more.

LOCATION

Stamps Lane is a quiet lane set away from the road and is perfectly placed for schools, local shops, amenities, and is a short drive from the North Cornish coast and on the door step of Tehidy Country Park. The towns of Redruth and Camborne both offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline rail way providing transport links through the county and beyond.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

uPVC double glazed door into:

ENTRANCE HALL

Tiled floor, radiator, cupboard housing combination boiler, space for hanging coats, doors to cloak room kitchen and living room and opening into play room.

LIVING ROOM

Double glazed window, radiator, feature fireplace with wood burning stove.

PLAY ROOM

A versatile room with exposed ceiling beams and double glazed window.

SNUG/OFFICE

Another versatile room with double glazed window, exposed beams, stairs to first floor with cupboard below.

CLOAK ROOM

Access from an inner hallway with W.C, hand basin, tiled floor, obscure double glazed window.

KITCHEN

A spacious kitchen with a range of shaker style base and wall units with wood effect work surfaces and tiled splash backs, breakfast bar style island, sink with mixer tap and drainer radiator, wood effect flooring, double glazed window and double glazed patio style doors to garden, opening into:

DINING ROOM

A spacious room with plenty of space for dining table and chairs, tile effect flooring, electric radiator, glazed door into:

REAR PORCH

Tiled floor, obscure double glazed door to front.

FIRST FLOOR

LANDING

Doors to bedroom and bathroom.

MASTER BEDROOM

A large dual aspect master room with two double glazed windows, radiator, loft access hatch.

ENSUITE

A four piece bathroom suite comprising bath with tiled surround, shower cubicle with electric shower and tiled surround, hand basin with fitted cupboard below, W.C, heated towel rail, tile effect floor, extractor fan, obscure double glazed window.

BEDROOM TWO

Double glazed window, radiator.

BEDROOM THREE

Double glazed window, radiator.

BEDROOM FOUR

Double glazed window, radiator.

BEDROOM FIVE

Double glazed window, radiator.

FAMILY BATHROOM

A large four piece family bathroom comprising freestanding bath with mixer tap and shower attachment, walk-in shower cubicle, large hand basin with two mixer taps and storage cupboard below, vintage style radiator with towel rail, obscure double glazed window, tile effect flooring.

OUTSIDE

The property sits off a quiet lane and is approached over large gravel driveway with plenty of off road parking along with a double garage and



attached storage room/workshop. A pedestrian gate leads into a good sized enclosed sunny garden with an array of useful outbuildings which previously had planning permission to convert into a one bedroom annexe. There is also the huge benefit of an external, studio style bedroom with ensuite shower room. A pathway on the other side of the house access over the neighbouring properties to give access to the porch.

DIRECTIONS

Travelling from Redruth to Pool along Barncoose Terrace, take the right hand turn onto Chariot Road. Proceed for approximately 350m taking the right turn into Stamps Lane. The driveway can be found shortly on your right hand side.

MATERIAL INFORMATION

Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: C

The building

End-terrace house, standard construction

5 bedrooms, 2 bathrooms, 3 receptions

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE great

Parking: Driveway and Garage

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 (CL198834):

- The current owners have promised to follow all existing rules





Stamps Lane, Illogan Highway, Redruth, TR15 3JY

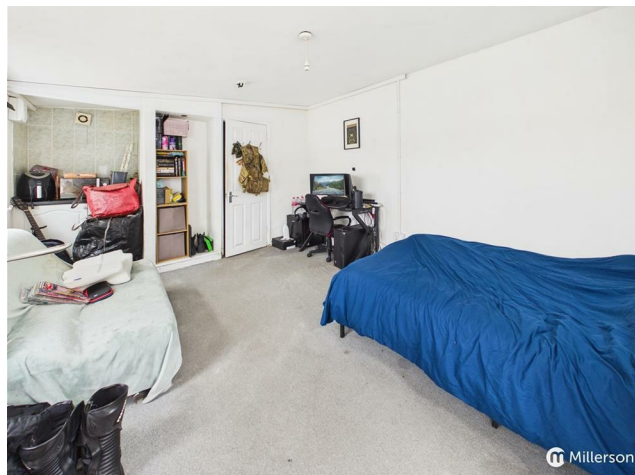
and legal agreements affecting the property that were mentioned in previous deeds. This is known as an indemnity covenant.

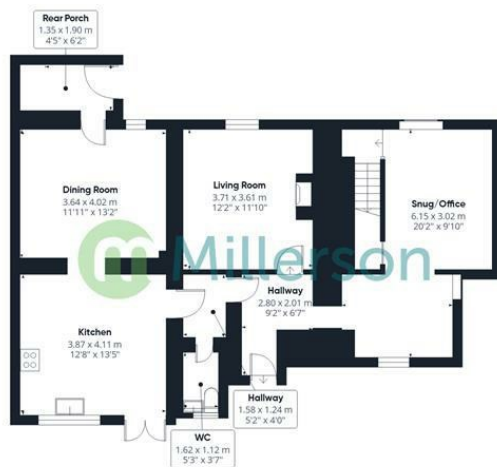
- There is a rule stating that if the property is sold by only one person, a court order or a specific type of legal company must be involved. This is a common way to protect the interests of multiple owners.

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 Building 1



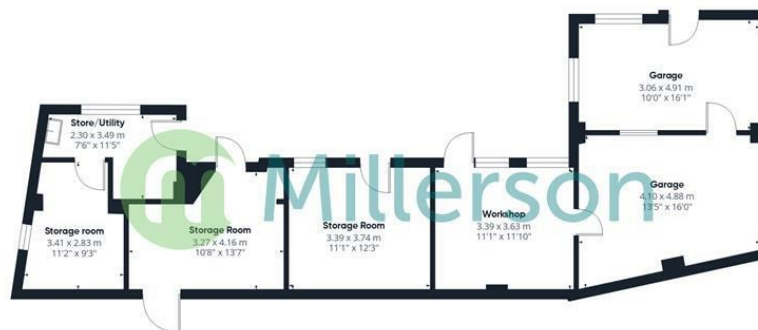
Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area⁽¹⁾

260.7 m²
2805 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.

GIRAFFE360

Needing To Sell?

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

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	83
EU Directive 2002/91/EC		

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