



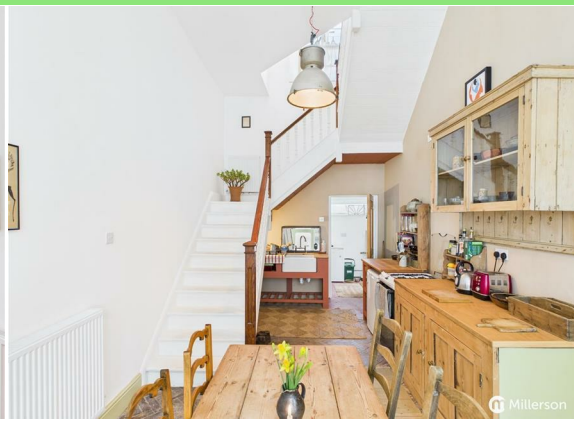
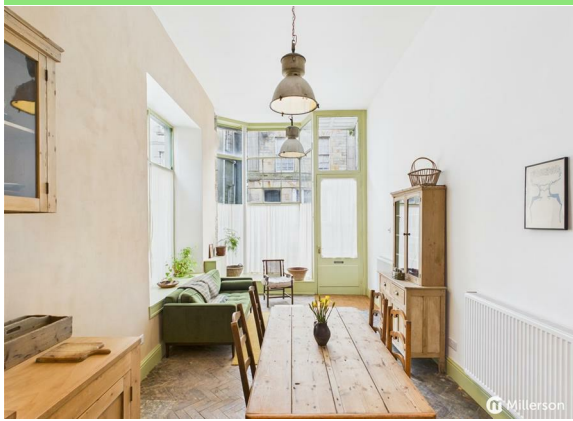
West End

Redruth

TR15 2SQ

Asking Price £150,000

- STUNNING COMMERCIAL CONVERSION OFFERING INCREDIBLY STYLISH ACCOMMODATION
- BEAUTIFULLY REFURBISHED THROUGHOUT
- STUNNING ORIGINAL FEATURES
  - OPEN PLAN LIVING/DINING/KITCHEN
- FLEXIBLE ACCOMMODATION
- BEDROOM WITH 'THRU ROOM ATTACHED
  - BEAUTIFUL BATHROOM
- PRIVATE PARKING FOR TWO VEHICLES
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 662.00 sq ft



### PROPERTY DESCRIPTION

A quite stunning conversion of a beautiful period property on the outskirts of the town of Redruth, with the benefit of off road parking for two vehicles. The property was formerly a commercial premises but has been painstakingly converted into a gorgeous townhouse, benefitting from a host of original features including a stunning front elevation window, a spectacular turning staircase, and Parquet flooring throughout the majority of the ground floor. The flexible accommodation includes an impressive open plan Living room/Dining room/Kitchen with incredibly high ceilings, providing superb natural light. There's also a utility room and Ground floor W.C. On the first floor. From the first floor landing there's direct entry into the main bedroom, which in turn gives access to a second first floor room which has been used as a bedroom in the past. A further door leads through to a gorgeous bathroom with high ceilings, large windows and a roll top clawfoot bath the property is spacious and imposing, and offers huge flexibility in the way the accommodation can be used, with two interconnecting rooms on the first floor perfect for those requiring connected bedroom areas, or anyone looking for an impressive first floor bedroom suite, with bedroom, dressing room and bathroom all connected.

### ACCOMMODATION IN DETAIL

All dimensions are approximate and are measured by LiDAR

### LOCATION

Located on West End, the property is just a short walk into Redruth town centre. Redruth is a historic market town known for its rich mining heritage. Located roughly halfway between Truro and Falmouth, the town sits near the coast and offers good access to the A30, mainline railway, schools for all ages and a wide range of retail and leisure facilities. Redruth has benefitted from a raft of regeneration in recent years and is a thriving town in the heart of Cornwall.

### OPEN PLAN LIVING/DINING AREA

This beautifully presented open-plan living and dining area offers an impressive sense of light and space, enhanced by high ceilings and a large original bay window with glazed door, allowing natural light to flood the room. This open space comfortably accommodates both a dining table and a relaxed seating area, making it an ideal entertainment space. Characterful features such as herringbone-style Parquet flooring and statement industrial pendant lighting work superbly well with the impressive proportions of the room. A turning staircase rises to the first floor from the Dining area.

### KITCHEN AREA

The kitchen area flows directly from the dining area, and benefits from a thoughtful and functional layout. The kitchen is currently fitted with free standing solid wood cabinetry, open shelving and ample worktop space. A

Belfast sink and tiled flooring further enhance the character of the space, with a doorway leading through to:

### UTILITY ROOM

Accessed directly from the Kitchen. UPVC double glazed obscured door opening to the rear lane giving access to two private parking spaces. There's a wall mounted boiler, and space and plumbing for a washing machine. Glazed window to rear. Door opening into:

### GROUND FLOOR W.C.

Low level W.C. Plumbing for wash hand basin. Radiator. Glazed window to rear elevation.

### FIRST FLOOR

A quite spectacular period turning staircase leads up to the first floor window with sliding sash glazed window to rear elevation. There's a small landing with door opening into:

### MAIN BEDROOM

A superbly proportioned double bedroom with painted timber flooring. An arched glazed window through to landing. Further glazed window to landing. doorway through to:

### OFFICE/DRESSING ROOM/OCCASIONAL BEDROOM

Another well proportioned room which has been used as a bedroom in the past. Two glazed sash windows to side elevation. Further door through to:

### BATHROOM

A beautiful bathroom, full of natural light, with an impressive free standing Roll top claw foot bath. Two original sliding sash windows to front elevation. Pedestal wash hand basin. Wall mounted heated towel rail. Painted timber flooring.

### OUTSIDE

Accessed from the rear of the property, there's an access lane with full vehicular access rights which leads directly to a private parking area suitable for two vehicles.

### DIRECTIONS

From Redruth Train station, turn left into Station road, and follow the road down the hill to the 'T' junction, turning right onto Falmouth Road. after approximately 100 yards, turn left into West end. the property will be found a few hundred yards further along the road on the right hand side.

### MATERIAL INFORMATION

Verified Material Information

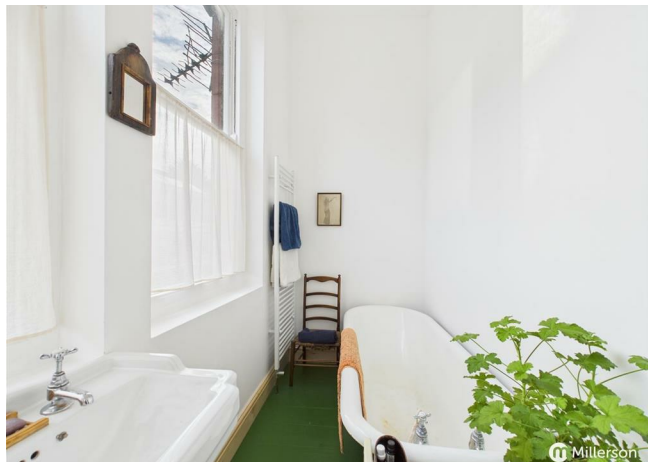
Council Tax band: A

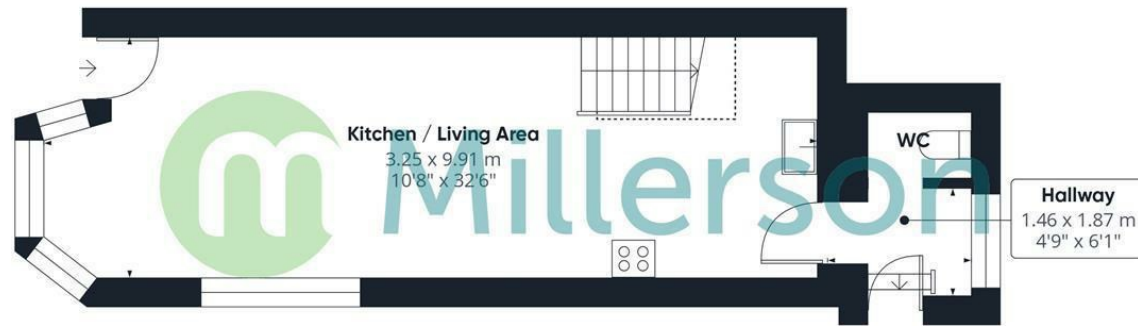
Tenure: Freehold

Property type: End Terrace House



Property construction: Standard construction  
 Energy Performance rating: Survey Instructed  
 Number and types of room: 1 bedroom, 1 bathroom, 2 receptions  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: None is installed.  
 Heating features: None  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - OK  
 Parking: Rear and Private  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: Lateral living  
 Coal mining area: No  
 Non-coal mining area: Yes  
 All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
 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<sup>(1)</sup>**

61.5 m<sup>2</sup>  
662 ft<sup>2</sup>

**Reduced headroom**

1.7 m<sup>2</sup>  
18 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft.

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?

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## Here To Help

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T: 01209 612255

[www.millerson.com](http://www.millerson.com)

## Scan QR Code For Material Information



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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