



Pednandrea Apartment Pednandrea House Reduth

Asking Price £150,000

- GRADE II LISTED
- DATING FROM 1836
- GATED PRIVATE ESTATE
- SET IN APPROXIMATELY ONE ACRE OF GROUNDS
- 3.6 METER-HIGH CEILINGS
- ORIGINAL FLOOR TO CEILING SASH WINDOW
- PERIOD ARCHITECTURAL FEATURES
- SET IN A QUIET AND CALM PARKLAND SETTING
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 508.00 sq ft



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Property Description

A glorious, one-bedroom, ground-floor residence forming part of the Grade II listed Pednandrea House, dating from 1836 and set in approximately one acre of established grounds within an exclusive gated private estate. Recently comprehensively redecorated and refurbished to an exceptionally high standard, the property forms part of a distinguished period residence, retaining a remarkable wealth of original architectural character, including impressive 3.6-metre-high ceilings, fireplaces, decorative cornicing and mouldings, traditional radiators and magnificent, original floor-to-ceiling sash windows.

Carefully preserved through more than 20 years of our stewardship, the historic character of Pednandrea House remains fundamental to its appeal. An abundance of natural sunlight pours through the exceptional sash windows, giving the accommodation a wonderful sense of proportion and creating an atmosphere of space, light, air and, above all, calm throughout."

Location

Set in a wonderful location, one enters the small estate via formal gates into a calm and quiet parkland setting with formal gardens. There is allocated parking space and visitor parking. There are also lovely views out towards to Carn Brea monument and distant views towards St Ives. Reduth town centre is a short walk away with a large range of local shops and also the mainline railway on the Penzance /London Paddington line.

The Accommodation comprises

All dimensions are approximate and are measured via LIDAR

Communal entrance hall

One enters the property via an impressive entrance and a wide front door leading into the entrance hall with decorative and detailed cornicing, leading to the front door to the flat.

Entrance hall

With stripped wood flooring, wall-mounted electric heater, panelled door leading into

Drawing room/dining room

A stunning and well-proportioned reception room with an original and impressive polished marble fireplace, tiled hearth and tiled inlay, stripped wood flooring, huge floor-to-ceiling sash window with a wonderful aspect over the formal garden and out towards Carn Brea and St Ives in the distance, side window, original radiator (feature only), wall-mounted electric room heater, ample power points and TV aerial point.

Kitchen

With a range of base units, built-in fridge/freezer, dishwasher, electric oven and four-ring hob with extractor hood over. Various cupboards and round-edged marble-effect, inset stainless steel sink unit with mixer taps,

deep windowsill and uPVC glazed window to side aspect, worktops, tiled splashback, various wall units, ample power points.

Bedroom

A double bedroom with stripped wood flooring, built-in double wardrobe, wall-mounted electric room heater, sash window to rear aspect, ample power points.

Bathroom

With tiled walls, panelled bath with shower screen and shower over, wash basin with mixer taps, inset on a vanity unit with cupboards below, mirror over with inset spotlights over, close-coupled WC with concealed cistern, wall-mounted electric ladder-style towel heater, extractor fan.

Outside

The tranquil grounds are approximately an acre in all, with formal communal gardens to front and side and parking to the front.

Services

Main water, electricity, drainage.

Council Tax band 'A'.

LEASE DETAILS: There is a brand new 999 year lease being prepared with the present owner and business partner will be acting as managing agents under HEGIA management company.

Details to follow asap

Parking

There is one allocated parking space with this apartment and there are visiting spaces .

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: Leasehold

Council tax band: A

EPC rating: D

The building

Semi-detached flat, standard construction

1 bedroom, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity



Mains water
 Mains foul drainage
 Mains surface water drainage
 Heating: None
 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
 Grade II Listed Built 1836
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL144997):
 - The property does not have any legal rights to receive light or air across the land immediately to the east. This means the owner cannot legally prevent the neighbour to the east from building something that might block their light or airflow.
 - The owner does not own the mines and minerals under the land. The person who owns them has the right to extract them through underground workings, provided they cause as little damage as possible and pay compensation for any actual damage caused.
 - The property is subject to certain legal responsibilities (easements) created when a portion of the land was sold in 2010, as detailed in the Transfer document from that year.
 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.





Approximate total area⁽¹⁾

47.3 m²
508 ft²

Reduced headroom

0.2 m²
2 ft²

(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?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Material Information



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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	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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