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**Penberthy Road,
Portreath, Redruth,**

**£330,000
Freehold**





Penberthy Road, Portreath, Redruth

£330,000 Freehold Property Introduction

Nestled within the centre of this popular North coast village famed for its sandy beach and harbour, Rose cottage is a character semi-detached cottage which is being offered for sale with no onward chain.

Benefitting from two double size bedrooms, there is an open plan lounge and dining room which features a open beamed ceiling and a wood burning stove and from here there is access to a remodelled kitchen/breakfast room.

The bathroom on the ground floor features a separate shower enclosure and with the exception of the entrance porch, there is double glazing.

Heating is provided by an oil fired combination boiler which is situated in the rear garden.

The cottage is set back from the road by mature hedging which increase its privacy and there are gates opening to a parking space, the rear garden has extensive paving and is ideal for outside entertaining.

Only a few minutes walk from the beach and harbour, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Portreath is a sought after coastal village noted for its sandy beach and active harbour. Popular with surfers and bathers alike, the North coast footpath with its stunning walks passes through the village and it is still possible to purchase crabs and lobsters from local fishermen at the right time of year.

The village has local shops, a bakery and a choice of public houses all of which offer dining facilities, schooling is available in the village for younger children whilst senior education is available nearby at Redruth.

Ideally placed for access to major transport routes, the A30 Trunk Road can be found within five miles and Redruth which is the nearest major town has a direct link to London Paddington and the North of England on the Great Western mainline. Truro, the administrative and shopping centre for Cornwall is within 14 miles and Falmouth of the South coast, which is Cornwall's university town is within fifteen miles.

ACCOMMODATION COMPRISES

FRONT PORCH

With windows on three sides and a tiled floor. Small pane glazed door to :-

LOUNGE/DINER 28' 6" x 10' 1" (8.68m x 3.07m) Maximum overall LOUNGE AREA

uPVC double glazed window to the front. Recessed wood burning stove set on a tiled hearth and with an open beamed ceiling and polished wood flooring. Radiator. Small step up to :-

DINING AREA

Focused on a non functional fire surround with recessed electric wood burner. Open beamed ceiling, recessed shelving and stairs to the first floor. Radiator. Two glazed doors open to :-

INNER HALLWAY

With a tiled floor, radiator. Double glazed window to rear. Door to bathroom and archway through to :-

KITCHEN/BREAKFAST ROOM 13' 8" x 10' 11" (4.16m x 3.32m)

With uPVC double glazed French doors to the rear and uPVC double glazed patio door to side. Recently remodeled with a range of eye level and base dark grey shaker style units with adjoining square thin edge quartz worktops incorporating an underslung one and half bowl sink unit with mixer tap. Inset induction hob, eye level oven and integrated Bosch dishwasher. Ceramic tiled floor, spotlighting and cupboard housing plumbing for an automatic washing machine.

BATHROOM

uPVC double glazed window to the rear. Fitted with a contemporary suite consisting of close couple wc, pedestal wash hand basin and panelled bath. Separate shower enclosure with shower panelling and electric shower, half tiled walls and radiator.

FIRST FLOOR LANDING

A central landing with uPVC double glazed window to the side. Recessed storage cupboard, radiator, access to loft space. Doors off to :-

BEDROOM ONE 10' 0" x 9' 9" (3.05m x 2.97m)

uPVC double glazed window to the front. Four door wardrobe unit, dado rail and radiator.

BEDROOM TWO 11' 10" x 9' 6" (3.60m x 2.89m)

uPVC double glazed window to the rear. Over stairs storage cupboard, dado rail and radiator.

OUTSIDE FRONT

To the front of the property, double gates open onto a parking area which is tarmacked and then a partial planted hedge divides the front garden which is largely paved with planted borders to one side.

OUTSIDE REAR

The rear garden is enclosed, extensively laid with a patio to allow for outside entertaining when the weather permits and leads to the remainder of the garden which is graveled with shrubs and a timber storage shed. Worcester green star heat slave oil fired combination boiler and external water supply.

AGENT'S NOTE

Please be advised the the Council Tax band is band 'A'.

SERVICES

Mains water, mains drainage and mains electricity.

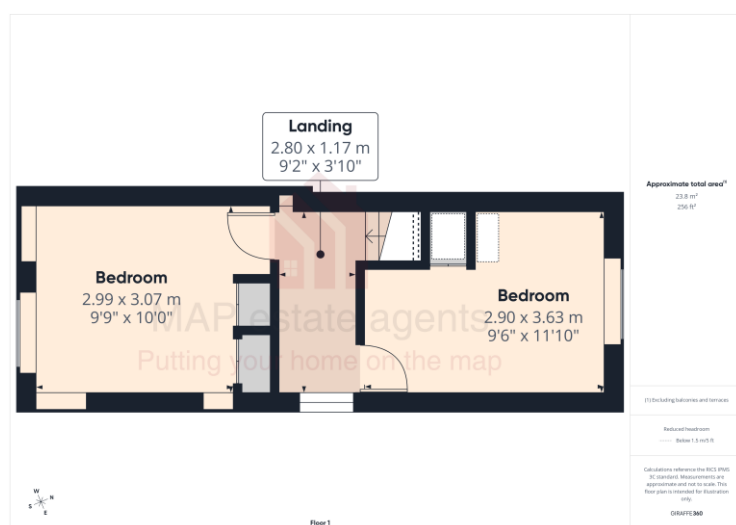


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Semi detached character cottage
- Coastal village location
- Level walk to beach and harbour
- Two double size bedrooms
- Lounge area with beamed ceiling
- Dining area
- Refitted kitchen breakfast room
- Oil fired central heating
- Enclosed gardens and parking
- Chain free sale



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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