



- Fusion of character and contemporary
- 4 double bedrooms
- Generous vaulted living kitchen area
- 170' rear garden plus parking for multiple cars

15 Greenfield Terrace, Portreath, Redruth, TR16 4LY

Guide Price £500,000

A stunning fusion of character and contemporary is displayed in this highly individual and extensively extended and refurbished terraced house just 400m from the harbour at Portreath. The adaptable accommodation includes a striking living area with vaulted 2 storey height section and mezzanine study over, 2 further reception rooms, 4 bedrooms and 3 bath/shower rooms. At the rear is a large garden with formal area and further storage and extensive parking area with further possibilities. A real must view as the front façade belies what lied behind.



Property Description

This extremely attractive double fronted terraced home offers a wonderful fusion of character and contemporary, having been extensively extended over two storeys to the rear and offers generous and extremely adaptable accommodation which includes an impressive open plan modern living space with dining, sitting and kitchen area with vaulted two storey ceiling height over the sitting space with mezzanine study area above. There are a further two sitting rooms which form the original part of the cottage and include a living room with window seat, a wood burning stove set in stone fire surround with granite lintel and polished granite hearth whilst the second reception room (currently used as a study/library) has working shutters, feature stone chimney breast and limestone tiled floor. The ground floor accommodation is completed with a utility room and stairs which rise from the hallway have courtesy lighting, block glass feature and lead up to the landing and mezzanine area (currently used as a second study). The first-floor accommodation comprises four double bedrooms with a family bathroom, ensuite shower room and further shower room which complements the master bedroom. The mezzanine area overlooks the living space and enjoys a cascade of natural light from the full height glazed windows above the bi-fold doors which lead onto the extensive formal garden area to the rear. The garden is a particular feature of all the properties in Greenfield Terrace, being extremely long and this particular one is divided into three main sections. The initial formal garden includes a large decked area and further patio along with lawn and mature shrub borders. The formal garden is then fenced with a gate which leads through to a further large area including vegetable garden and store shed which leads to extensive parking area with vehicular access and potential for the erection of a garage/workshop and studio or even potentially living accommodation, subject to appropriate consents. The front of the property enjoys a walled garden accessed via a central gate with footpath leading to the front door, either side of which are borders planted with mature flowers, herbs and shrubs. The property is double glazed with the front façade having granite lintels above each of the window and door openings. The extension to the rear is 'detached' in so much as you can access all three sides of the extension. Having double glazing and oil fired central heating, this property provides a fabulous opportunity for a wonderful





family home but would equally appeal as a second home/holiday letting investment in light of its proximity to the sandy beach and harbour at Portreath.

LOCATION

Portreath is an extremely popular coastal village noted for its sandy beach, surfing, bodyboarding and active harbour. There is access to the north Cornish coast path with its stunning walks and coastal vistas, and the rear access to the property leads directly to the Mineral Tramway for walking, running and cycling. The village is active throughout the year with a primary school, convenience store, bakery, three pubs, two café-bars, beachside café and salon. Well situated for access to major transport routes, the A30 is found within 3 miles and the nearest major town of Redruth (3 miles) has a mainline rail station with direct links to London Paddington and the north of England. New Quay Airport is approximately 27 miles distant, whilst Truro, being the main administrative, business, recreational and retail centre for Cornwall is within an easy 12-mile drive.

ENTRANCE HALL

With tiled floor and bespoke wooden stairs rising to first floor. Courtesy lighting and glass block feature.

SITTING ROOM

13' 10" x 11' 10" (4.22m x 3.61m) Window seat. Wood burner set into attractive stone fireplace with granite lintel and polished granite hearth. Tiled floor.

SECOND RECEPTION ROOM

12' 9" x 12' 8" (3.90m x 3.87m) With working shutters to the window overlooking the front garden. Stone feature chimney breast. Limestone tiled floor. Currently used as study/library

LIVING/DINING AREA

25' 3" x 12' 1" (7.71m x 3.70m) this is measured to the under stairs store cupboard. Limestone tiled floor which continues through into the kitchen area which is open plan from the living/dining section. The rear half of the room has a double height vaulted ceiling with glazing to the full height which allows light to cascade into this wonderful contemporary space above which is a mezzanine area



currently used as study, previously a gaming platform and occasional sleeping area. Fully opening bi-fold doors lead to the rear gardens.

KITCHEN AREA

15' 9" x 11' 1" (4.82m x 3.40m) Open plan to the living space with a breakfast bar and an extensive range of base and tall cupboards including drawers with wooden work surfaces, Smeg stainless steel sink unit, 5 ring LPG gas hob with built under cooker having stainless steel splashback to the hob and stainless steel cooker hood above. Further eye level oven. Space for dishwasher. Integrated fridge/freezer. Double glazed door giving access to the side.

UTILITY ROOM

9' 6" x 8' 1" (2.90m x 2.48m) Space and plumbing for washing machine and the central heating boiler.

FIRST FLOOR

LANDING

Has a high vaulted ceiling with window lights continuing the light and airy feel, along with fitted store cupboards. Opens into the:-

MEZZANINE AREA

11' 2" x 9' 4" (3.41m x 2.85m) Overlooks the living space through a contemporary glazed balustrade.

MASTER BEDROOM

13' 2" x 11' 7" (4.03m x 3.54m)

SHOWER ROOM

With double sized cubicle, wash basin, wc with concealed cistern and cupboards above. Heated towel rail. Roof light window. Fully tiled walls and floor.

BEDROOM 2

12' 1" x 10' 11" (3.70m x 3.34m) Leading to:

ENSUITE SHOWER ROOM

With shower cubicle, wc, pedestal wash basin, roof light window, heated towel rail and fully tiled walls and floor.

BEDROOM 3

12' 1" x 10' 11" (3.70m x 3.34m)



BEDROOM 4

7' 10" x 8' 11" (2.41m x 2.72m)

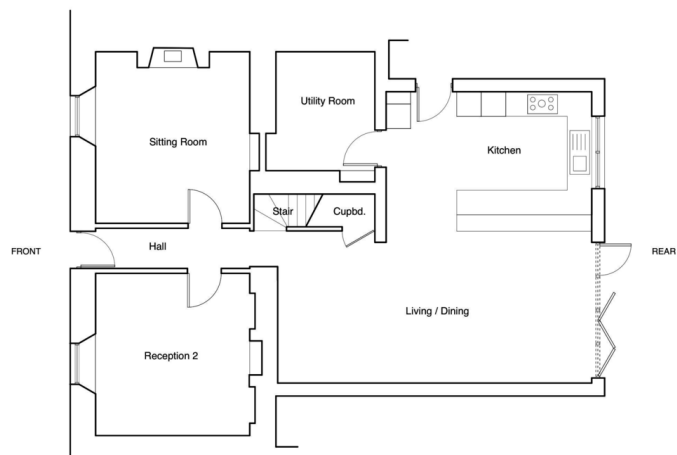
FAMILY BATHROOM

7' 8" x 6' 4" (2.36m x 1.95m) Panelled bath having shower above, pedestal wash basin, wc, chrome heated towel rail, extractor fan and tiled floor.

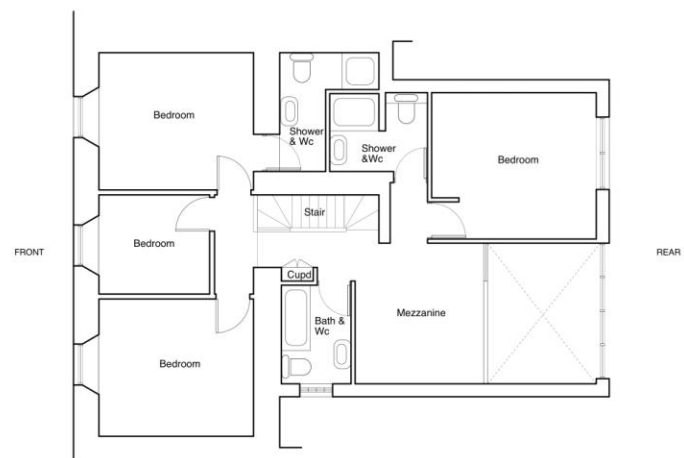
OUTSIDE

Approached from the front there is a walled garden with central pathway and mature flower borders either side. To the rear, the formal garden area includes a large decked and patio area, lawn with mature borders and a fence and gate leads through to a further extensive area which includes vegetable garden, store shed and a large area ideal as extensive parking but also potential for the erection of a garage, workshop or studio and even potential for a possible accommodation, subject to appropriate or necessary consents being granted.

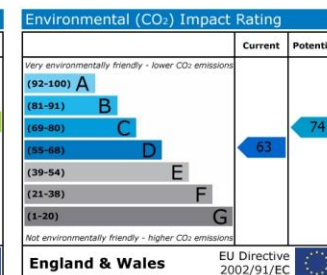
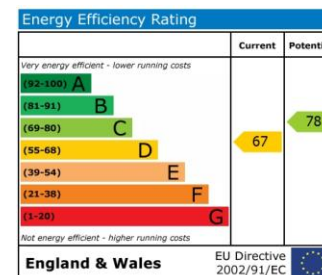




15 Greenfield Terrace Portreath - Ground Floor Plan



15 Greenfield Terrace Portreath - First Floor Plan



6 Churchtown, St Agnes,
Cornwall, TR5 0QW

www.goundrys.co.uk
01872 552560
gareth@goundrys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements