

STAGS

Meadowside

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Wheal Rose, Scorrier, Redruth, Cornwall, TR16 [illegible]

Truro - 10 miles Porthtowan - 3 miles Falmouth 11.5 miles

Meadowside is a superb, spacious four bedroom detached property having undergone considerable renovation, presented beautifully with large gardens. Offered with no onward chain.

- Detached Property
- Two Reception Room
- Large Mature Gardens
- Garage & Parking
- Freehold
- Four Bedrooms
- Stylish Décor
- Private Location
- No Onward Chain
- Council Tax Band E

Offers In Excess Of £600,000

SITUATION

The property is located in an idyllic, private position at the end of a private lane. Wheal Rose is a small village approximately eight miles to the west of Truro city and just three miles outside of Redruth. The A30 is within a miles distance and offers east access and commuter links to surrounding towns and destinations. The north Cornish coast is within two miles and includes sandy beaches at Porthtowan, Portreath and Newquay.

The nearest major town of Redruth enjoys an often bustling town centre offering a wonderful mix of local and national shopping outlets. There are primary and secondary schools nearby with tertiary level of education available in nearby locations, also is Kresen Kernow, the archive of Cornish history. Redruth has a mainline railway station connecting to London Paddington and further afield to the north of England with local branch lines to north coast destinations.

The south coast can be found around eleven miles at Falmouth which is also the university town for Cornwall whilst Truro, the administrative and main shopping centre for the county is also within a reasonable commute.







DESCRIPTION

Meadowside is a highly appealing, sizable four bedroom family home of comfortable and roomy proportions. The property has been updated extensively by the current vendors and is stylishly presented ready for the next owners to enjoy immediately.

Stags understand that Meadowside underwent extensive renovations and remodelling in the 1980's and excluding the curved rear wall, was rebuilt using the more modern method of block cavity walls with insulation under a traditionally styled slate roof, this provides the perfect blend of 'old and new' boasting huge charm and character.

ACCOMMODATION

In brief the accommodation comprises; entrance hall with staircase rising to the first floor, cloakroom/ w.c, kitchen/ breakfast room, dining room, sitting room, first floor landing, four double bedrooms, family bathroom/ w.c with a separate w.c.

OUTSIDE

There is a large south facing mature garden which is undoubtedly an attracting feature of the property with meandering pathways between the lawns, well established trees, hedging and planting plus a Hotub with timber covered pergola and bbq area. To one side of the property there is ample parking for a couple of cars and attractive landscaping and sun patio with a further driveway laid to loose granite chippings leading to the garage/ workshop.

SERVICES

Mains electricity and metered water are connected. Bottled LP Gas. Private drainage. 'Daikan' Air source heat pump. Broadband: Basic up to 5 Mbps and Superfast up to 35 Mbps (Ofcom). Mobile phone: 02, Vodaphone and EE are likely (Ofcom). Council Tax Band - E (£3,007 pa). Flood Risk - Very Low. Listed Building - No. Conservation Area - No. Satellite and Fibre: BT and Sky available.

VIEWINGS

Strictly and only by prior appointment via Stags' Truro office.

AGENTS NOTE

The property and land has the benefit of a right of way with or without vehicles over the approach lane. The right is not included in the curtilage registration.

DIRECTION

Proceeding westbound on the A30 and passing Blackwater. Take the exit at Scorrier joining the A3047 passing back over the A30, then left onto Westway and continue to the Lansdowne Park Homes development on the left hand side, this can also be easily identified by a distinctive 'engine house'. Turn into the development and then bear immediately right along the lane, the property is quite discreetly hidden at the end of this lane. Note; there is ample turning space and parking at the property.

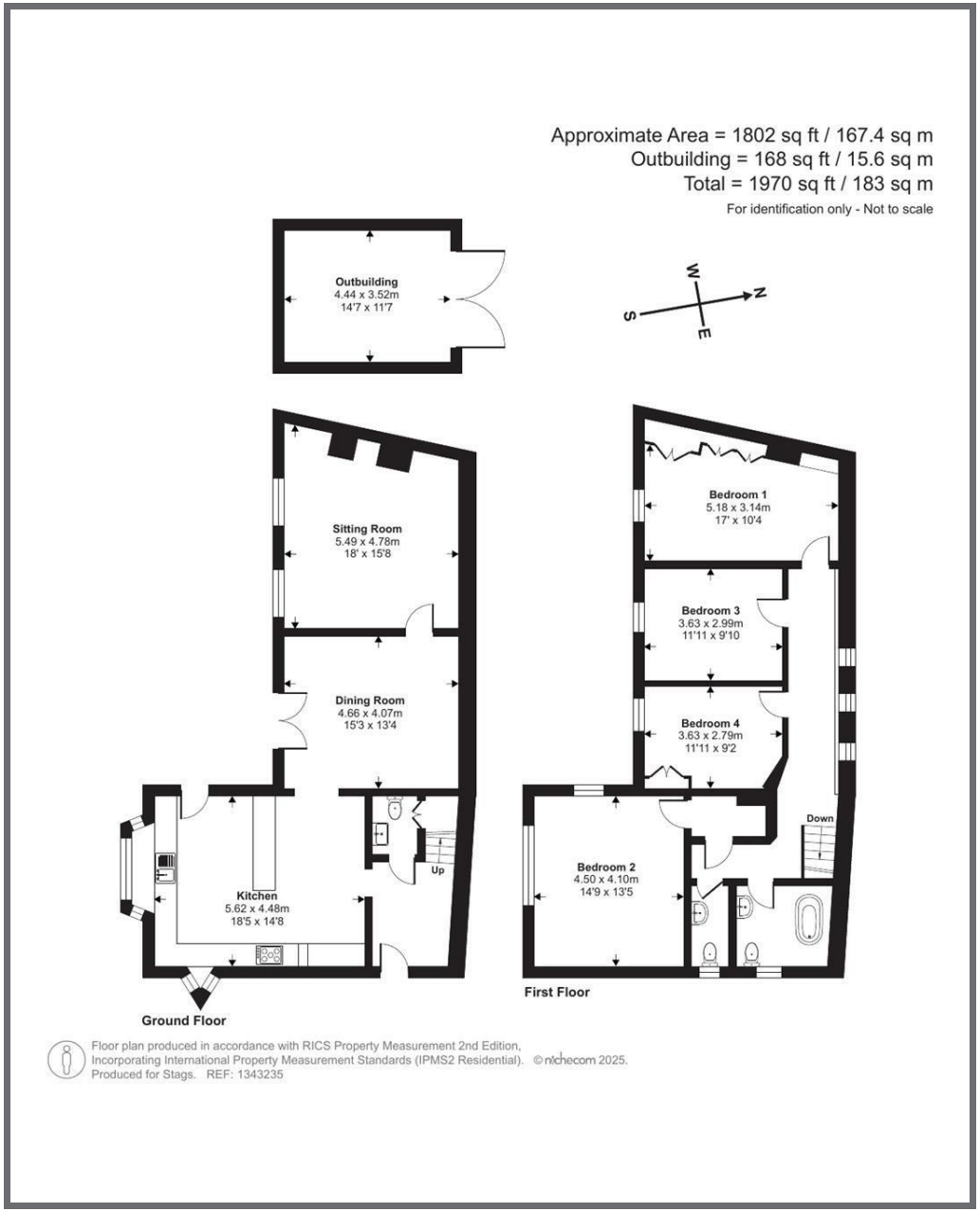


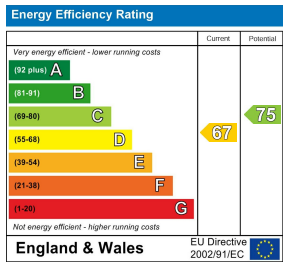




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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