

STAGS

Penhallow

Penhallow Pink Moors

St. Day, Redruth, Cornwall, TR16 5NL

Redruth - 2 miles. Truro - 11 miles. Portreath - 6 miles.

A beautifully presented, traditional Cornish cottage with picturesque gardens to the front and rear with three garages.

- Traditional Cornish Cottage
- Charm & Character
- Three Garages
- Popular Village Location
- Council Tax band C
- Pretty Cottage Gardens
- Beautifully Presented
- Ample Parking
- Internal Viewing Reccommended
- Freehold

Offers In Excess Of £500,000

SITUATION

Penhallow is situated in the heart of Cornwall in the desirable Pink Moors, a small hamlet lying on the edge of the larger village of St Day which offers local amenities, including general stores, post office and pharmacy. Within a short distance there are several parks, walking paths and easy access to the beaches on the North and South Cornwall coasts.

Nearby is a public house and local sporting ground, these facilities are supplemented further by the town of Redruth about two miles to the west which has a main line railway station connecting into London Paddington. With the cathedral city of Truro about eight miles to the east, Penhallow is well positioned to access surrounding facilities and amenities in the area including the surfing beaches of the north coast, local cycling trails and the sailing waters of the south coast.

Truro provides a comprehensive range of shopping facilities, a variety of entertainment, banking, schooling and professional services as well as leisure and recreational facilities.







THE PROPERTY

Penhallow is considered a beautiful home, ideal for families and most charming in its appearance. A traditional granite and stone Cornish cottage boasting a wealth of character throughout with a seamless blend of modern and traditional styling.

The accommodation in brief: Entrance into a full width sitting room featuring bespoke bi-fold doors giving an option to separate this space into two reception rooms, exposed beams and feature granite fireplace, well equipped kitchen with high vaulted ceiling including a skylight window affording ample natural light, a dining room with access directly to the rear garden via double doors. Level access via a hallway to the downstairs double bedroom completes the ground floor accommodation.

Split level stairs rise to half landing off accommodating a WC and the family bathroom. On the first floor, two further double bedrooms with views overlooking the front garden and fields beyond can be found, the master enjoying a recently installed en-suite shower room which completes the first floor accommodation.

A detached outbuilding is accessed from the rear yard, which is currently used as a utility but could be repurposed as a home office or workshop space.

OUTSIDE

To the front of Penhallow is manicured lawn, bordered with an array of shrubs and plants with a central gravelled path leading from the gate to the front door. A sheltered lawned garden is located to the rear, enjoying mature shrubs and trees that offer a high degree of privacy. Additionally there is a block built, useful 'gardeners' toilet at the far end of the garden.

Parking for several vehicles is available at the rear, laid to loose chippings with three garages ideal for multiple vehicles or additional workshop space.

SERVICES

Mains electricity and water are connected.
Private drainage - Septic tank.
LPG central heating.
Fibre broadband is connected (Ofcom).
O2 & Vodaphone signal likely (Ofcom).
Satellite and Fibre - Sky and BT are available (Ofcom).

VIEWINGS

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

DIRECTIONS

Head to the village of St Day passing the post office on the left-hand side in the centre of the village. Continue through the village towards Vogue. Pass the St Day Football Ground on your left-hand side and the property will be evident on the right.

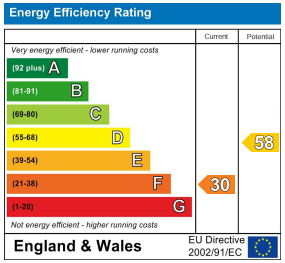






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



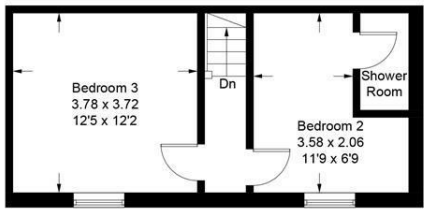


61 Lemon Street, Truro, TR1 2PE

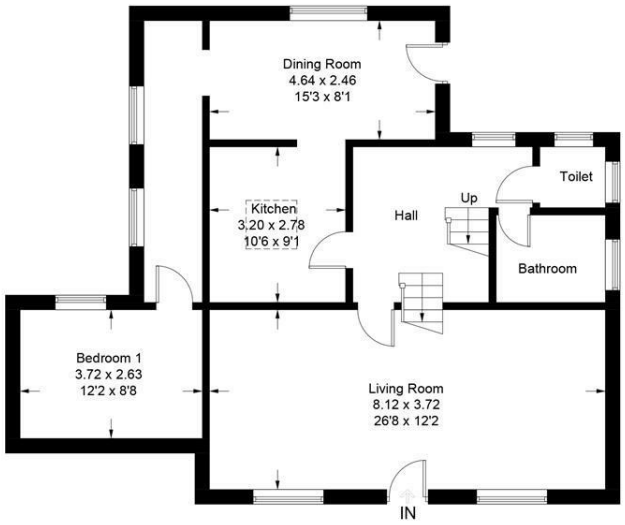
truro@stags.co.uk

01872 264488

Approximate Gross Internal Area = 115.9 sq m / 1247.6 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308455)