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Quarry Bank, Penhalurick, Redruth TR16 6TF

A well presented smallholding extending to approximately 6 acres set in a quiet rural location with a high degree of privacy. A spacious 3/4 bedroom well maintained detached bungalow together with an excellent garage/workshop and a modern steel frame versatile barn.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

Quarry Bank, Penhalurick, Redruth TR16 6TF

Quarry Bank is set in an unspoilt rural and location convenient for access to Redruth, Truro, Falmouth and Helston. Approximately half a mile to the south is Stithians Lake renowned for water sport activities and fishing. The village of Stithians is approximately two and a half miles to the south east and has facilities including junior school, doctor's surgery, post office, shops, parish church etc. Further facilities are available in the village of Four Lanes to the west again with shop/post office, junior schooling etc.

The property is a detached single storey 3/4 bedroom that has been well maintained and well presented throughout. The accommodation is well proportioned and has a spacious well appointed kitchen/diner, separate lounge, family bathroom, separate shower room and separate utility room. There is a large sweeping gravel drive offering parking and turning for several vehicles and gives access to a purpose built garage/workshop which has access suitable for higher vehicles such as motor homes/caravans. Beyond the driveway is access to the main yard area with a modern steel frame building which is fully clad and ideal for storage of equipment, fodder etc and could be easily divided into stabling or stock pens. There are generous gardens to the front and one side of the property together with a further paddock area with polytunnel and chicken runs etc. The property has the benefit of full upvc double glazed windows, doors etc throughout, oil fired central heating and solar panels producing a useful income (period from June 2020 to June 2021 yielded approximately £1,500).



Kitchen/Diner 6.2m x 3.6m plus 'L' shaped area 2.8m x 2m

With a fitted range of floor cupboard units on two sides with ample worktop surfaces incorporating a single drainer one and a half sink unit, matching wall cupboards, built in dishwasher, central work island with storage cupboards under, sliding doors to



Walk in Larder

With quarry tiled floor, built in second airing cupboard, built in storage cupboard, radiator, patio doors to rear garden area and access to-

Rear Hall leading off to Shower Room

With walk in corner shower cubicle, low level wc, hand wash basin and ladder towel rail.

Utility Room 4.1m x 2.6m

With fitted floor cupboard units on two sides and work surfaces over incorporating a single drainer stainless steel sink unit, wall cupboards and upright storage cupboard unit, plumbing for automatic washing machine, oil fired Warmflow boiler, radiator, quarry tiled floor.

Office/ Bedroom Four 2.6m x 2.6m

With quarry tiled floor and radiator.

Bedroom One (off the main hall) 3.9m x 3m

Overlooking the front garden with built in double wardrobes with



The accommodation comprises:- (all dimensions approximate)

Entrance Hall

With built in cloak cupboard, built in airing cupboard with immersion heated copper cylinder, meter cupboard, access to loft area which is insulated and part boarded.

Lounge 5.5m x 4.1m

With fitted wood burning stove with backing fireplace and mantle over, picture window overlooking the front garden, radiator.

sliding mirror doors, recessed wardrobe and shelving, radiator.

Bathroom

With modern panel bath and shower over, radiator, wash basin and low level wc.

Bedroom Two 3.6m x 2.7m

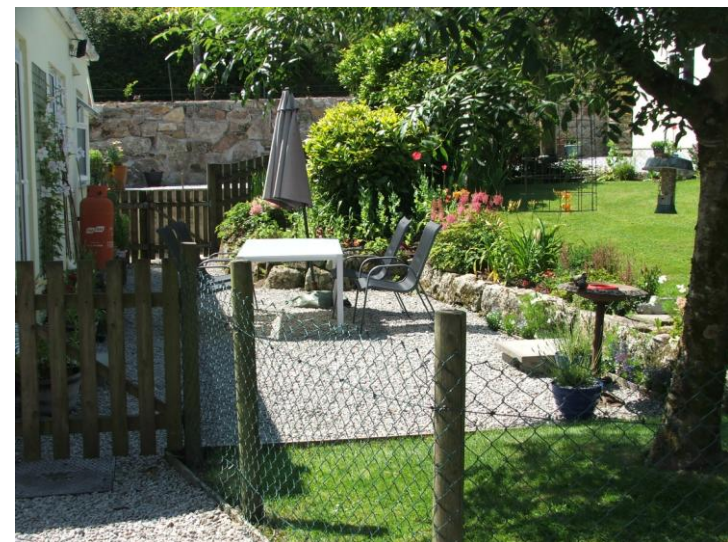
With radiator, double built in wardrobe with sliding mirror doors.

Bedroom Three 2.9m x 2.4m

Overlooking the front garden with radiator and recessed shelving.

Outside

The main garden areas lie to the front of the property which are surrounded by maturing trees. Immediately in front of the property is a lawn area bordered with shrubs. Beyond this is a further garden area laid to lawn with greenhouse. To the rear of the property is a gravelled sun terrace and a raised garden area with lawns surrounded by flower borders and shrubs.



To the lower side of the property and main garden area is a paddock surrounded again by maturing trees with a polytunnel, grassed areas and chicken runs.



Garage/Workshop 7.7m x 7.5m

Constructed of concrete block under a tiled roof, double glazed upvc doors and windows, power and light supply, two double doors one of which will accommodate larger

vehicles to a height of 2.75m.



Main Yard Area

Steel Frame Building 13.5m x 9m

With part concrete floor and lean to store to the rear (6.1m x 2.7m)



The Land

The land in all extends to approximately six acres divided into convenient size fields offering excellent grazing together with a naturally regenerating woodland to the north.

Services – Mains Water and Electricity, Private Drainage.
EPC C73

Price– Offers are invited in the region of **£575,000**

Viewing Strictly by appointment only with the Vendors' Sole Agents

CARE & COMPANY

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