



84 Falmouth Road



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Redruth, Cornwall, TR15 2QP

Truro - 11 miles North Coast - 5 miles Falmouth - 11 miles

This superb two bedroom mid-terraced cottage style house has been meticulously reimagined to deliver a refined blend of period elegance and contemporary luxury.

- Two Bedrooms
- No Onward Chain
- Pretty Gardens & Garage
- Freehold
- Open-plan Living Space
- Much Charm & Appeal
- Gas Central Heating
- Council Tax Band - A

Guide Price £220,000

MAIN DESCRIPTION

This superbly renovated two bedroom mid-terraced cottage style house on Falmouth Road, Redruth has been meticulously reimagined to deliver a refined blend of period elegance and contemporary luxury.

From the initial moment you enter the property, the craftsmanship and attention to detail set the tone. A welcoming entrance hall opens into a striking open-plan living, kitchen and dining space, where beautifully laid herringbone hardwood flooring creates a sense of flow and quiet sophistication throughout.

The living area is both stylish and inviting, with bespoke classic styled double glazed sash windows drawing in natural light and enhancing the home's timeless character. This beautifully curated home combines the character from the original granite façade all the way through to contemporary bi-folding doors at the rear creating a seamless fusion of old and new.

To the rear, a sleek, design-led kitchen and dining space forms the heart of the home, with bi-fold doors opening onto the garden to create an effortless transition between indoor and outdoor living, perfect for entertaining, alfresco dining or relaxed modern living.



Upstairs, the sense of quality continues with two beautifully presented double bedrooms, including a spacious and serene principal bedroom, alongside a well-proportioned second double. A stylish, impeccably finished family bathroom serves the accommodation, completing the home's polished feel. With mains gas central heating via traditional Victorian style column radiators and an immaculate finish throughout, this is a property that offers not only immediate comfort, but an elevated lifestyle. Ideally positioned within easy reach of Redruth town centre, the railway station and a wealth of local amenities, it also enjoys convenient access to the dramatic north Cornish coastline placing countryside, coast and connectivity all within easy reach.

LOCATION

Redruth is ideally located in West Cornwall for easy commuter access onto the A30. 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. Within walking distance of the property 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 such as Portreath and Newquay, with its sandy beaches. 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.

ACCOMMODATION

In brief, the internal accommodation comprises an entrance hall and a principal sitting room, which communicates through to the kitchen space, which in turn flows into the dining area. Stairs rise from the sitting room to the landing, where upstairs there are two bedrooms, one to the front and one overlooking the rear garden along with a family bathroom.

SERVICES

Mains electricity, water, drainage and gas are connected. Broadband: Basic up to 19 Mbps and Ultrafast up to 1800 Mbps (Ofcom). Mobile phone: EE, Vodafone, O2 and Three likely (Ofcom). Satellite & Fibre: BT & Sky likely. Council Tax Band - A. Flood Risk - High. Listed Building - No. Conservation Area - No.

OUTSIDE

The rear courtyard style garden has been beautifully landscaped to create an oasis of perennial planting, bursting with a profusion of colour seasonally. Raised flower beds formed with sleepers add structure and depth, while Victorian-style red brick pathways wind through the space. A porcelain tiled patio sits beneath a pergola with glazed inserts, allowing for year-round enjoyment of this thoughtfully designed outdoor retreat. A rare and highly prized feature for such a central town setting is the substantial garage at the end of the garden which provides secure parking or generous storage, adding both practicality, value and long-term appeal.

Note; seasonal garden pictures are shown for inspiration.

VIEWINGS

Strictly by prior appointment via Stags Truro office.

DIRECTIONS

Head west along the A30 and take the exit for Avers Junction. At the roundabout, take the fourth exit, then at the next roundabout take the second exit onto Close Hill. Continue onto North Street, then turn right onto Plan-An-Gwarry and follow the road to the end. Turn left onto Tolgus Hill and continue as the road becomes Falmouth Road, where the property can be found on the left-hand side.



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.



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

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

Approximate Gross Internal Area 664 sq ft - 62 sq m
(Excluding Garage)

Ground Floor Area 332 sq ft - 31 sq m

First Floor Area 332 sq ft - 31 sq m

Garage Area 200 sq ft - 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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