



Elf Cottage



STAGS

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Bucketts Hill, Redruth, Cornwall, TR16 6RW

Porthreath 4 Miles, Falmouth 10 Miles, Truro 11 Miles

An attractive and beautifully presented 4 bedroom family home set amidst extensive gardens on the outskirts of Redruth.

- Cash Buyers Only
- 4 Bedrooms
- Cabin Ancillary Accommodation
- Utility
- Freehold
- Substantial Property
- Large Gardens
- Sunroom
- Ample Parking
- Council Tax B

Guide Price £475,000

SITUATION

Elf Cottage is a substantial, welcoming family home ideally situated off Bucketts Hill just outside Redruth about a mile from the centre of town.

Redruth is around 4 miles from the north coast and readily accessible to Truro, Falmouth and the A30. The north coast has great sandy surfing beaches whilst the south has the sailing waters of the Carrick Roads at Falmouth or Mylor Yacht Harbour.

Nearby villages all provide a range of local facilities whilst the Cathedral City of Truro is a vibrant shopping centre with many national retailers represented. There are mainline railway stations at both Redruth and Truro connecting with London Paddington.

THE PROPERTY

Elf Cottage is a substantial, attractive, and beautifully presented 4 bedroom family home positioned on Bucketts hill offering a high degree of privacy whilst enjoying countryside views on the outskirts of Redruth.

The property in brief: Entrance porch, large sitting room, spacious modern kitchen with doors to the garden and principal outside entertaining space, well-appointed shower room, study or additional bedroom, stunning sunroom currently used as a dining room with doors to the gardens, and useful utility room complete the ground floor. Stairs from the hallway rise to a landing with access to two double bedrooms, both en-suite and a third single bedroom.



OUTSIDE

To the front of Elf Cottage is an expansive car parking and turning area for numerous vehicles with direct access to a spacious double garage/workshop.

To the rear are enclosed most attractive gardens laid mainly to lawn with mature Cornish hedge and fenced borders with numerous flowering shrubs and plants - all around a most attractive Ash tree. Within the garden are paved and stone seating areas with a large wellpositioned garden room currently used as a games room and separate pedestrian access to the Pixie Lodge.

GARAGE WORKSHOP

An extremely useful space, the garage workshop has an up and over door, concrete floor, power and lighting, side personnel door, inspection pit, work benches and shelving and storage area with uPVC double-glazed doors to front and rear.

PIXIE LODGE

Pixie Lodge is a spacious single-storey chalet that could easily be utilised as a holiday / seasonal let (subject to obtaining relevant consents) or as accommodation for an additional family member.

This beautifully custom build chalet offers flexible accommodation set within it's own garden area. Finished to a high standard with fully double glazed windows and door offering open plan lounge / dining area, a well-proportioned kitchen as well as a utility storage cupboard, a bathroom with three piece suite and a double bedroom.

LPG central heating & Air Blow Heating & Air Conditioning.

AGENTS NOTE

A Stage 2 Mundic Block Test has been carried out on a sample taken from the eastern elevation footings of the property. The result classified the test as Class B, therefore rendering Elf Cottage as un-mortgageable.

VIEWING

Strictly by prior appointment with Stags Truro Office on 01872 264488.

SERVICES


Mains water & electricity. Air source heating, solar panels. Private drainage. Double-glazed,

DIRECTIONS

From the centre of Redruth, take the A393 towards Falmouth. Drive for about half a mile to the traffic lights and turn right onto the B3297 towards Four Lanes. Drive for about 400 yards and the entrance to Elf Cottage will be seen on the left-hand side where there are a pair of granite posts.





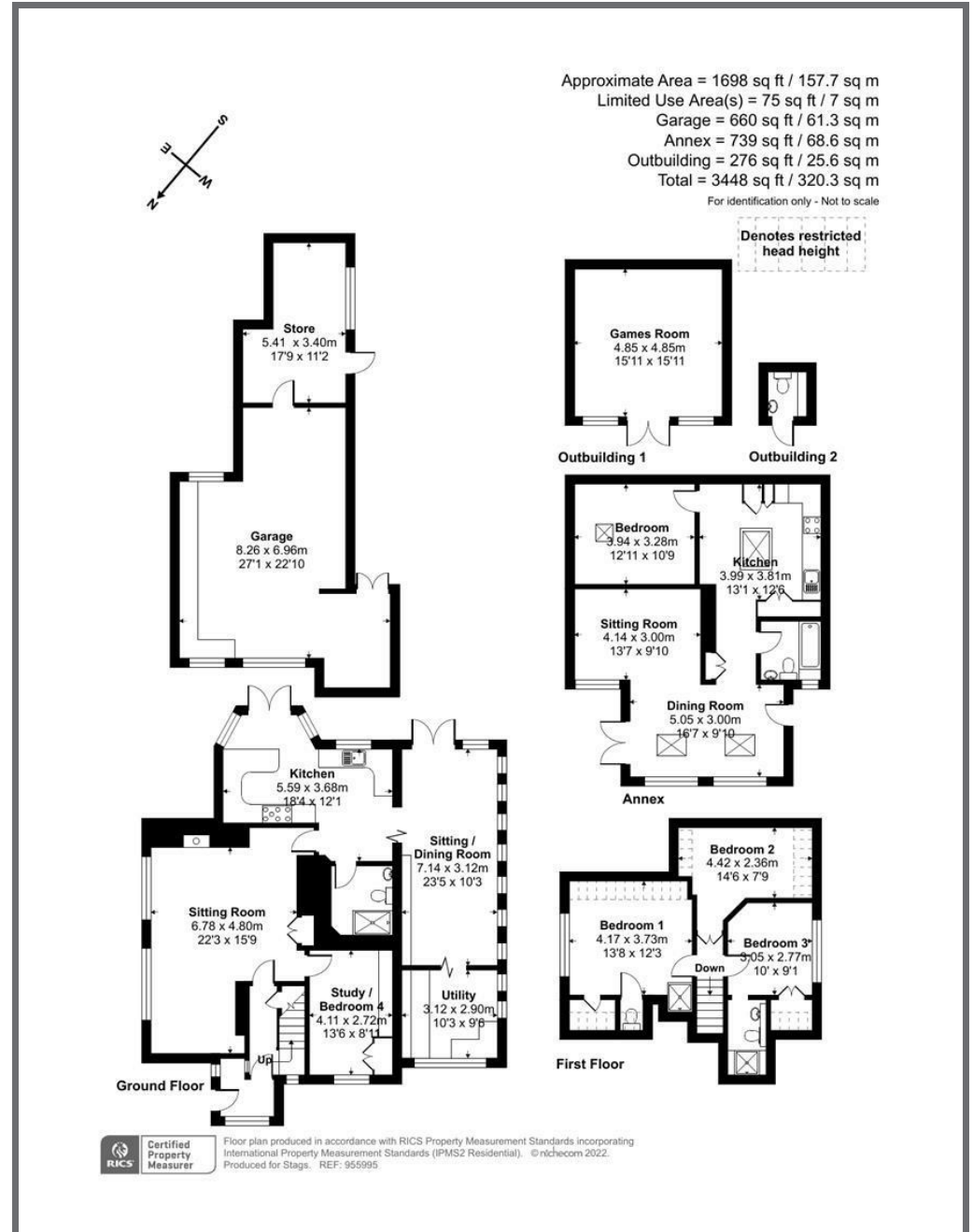
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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