



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10391

Offers over £250,000

7 Highway Lane,
Mount Ambrose, Redruth, Cornwall, TR15 1SE

FREEHOLD



To be sold for the first time since its construction in 1970 on instructions of Executors to close an Estate.

Occupying a quiet traffic free setting on the rural fringes of Mount Ambrose, a detached 3 bedroomed bungalow with level garden, garage and parking. A fantastic opportunity, subject to refurbishment and remodelling to create a wonderful home in a great, convenient location. Sold with immediate vacant possession, no onward chain.





SUMMARY OF ACCOMMODATION – In all, 1,115sq.ft. (including garage).

Entrance hall, sitting/dining room, kitchen, inner hall, 3 bedrooms (2 doubles, 1 single), family shower room.

Outside Garage. Parking for 3 cars. Lean-to wood shed. Low maintenance garden.

DESCRIPTION

The availability of 7 Highway Lane represents a rare and exciting opportunity to acquire a detached individual bungalow in a quiet traffic free residential road on the rural outskirts of Mount Ambrose, convenient for Redruth, Truro and access around the county. To be sold for the first time since its construction in 1970 on the instructions of Executors to close an Estate, the property is sold with immediate vacant possession, no onward chain.

Whilst the property is ready for immediate occupation, we expect most prospective purchasers will see this as an exciting prospect to refurbish and remodel to create a super home in a lovely setting and is priced with absolute realism and interested parties are advised to view without delay to avoid disappointment.

Approached off Highway Lane which is quiet carrying little or no traffic, there is a gated driveway with tarmac parking area for 3-4 cars. The entrance porch is to the rear of the property but the most common entrance is in through the kitchen which is of decent size (14' x 11'4") and fitted on three sides with a comprehensive range of kitchen units. In one of the kitchen cupboards is a Worcester gas central heating boiler which has been installed in recent years. The main entertaining space is an L-shaped living/dining room which is dual aspect with space for easy chairs and sofas surrounding a gas fire with a painted Delabole slate surround and also room for a 6 seater dining table. There is a spacious inner bedroom hall with deep cloaks cupboard which gives access to three bedrooms (2 double bedrooms and 1 single bedroom), both with fitted wardrobes. Finally, there is a good sized family wet/shower room/wc with Mira Advance electric shower and retractable shower curtain.

Attached to the house is a single garage with manually operated up and over door with open roof trusses providing extra storage. The house inside and out could benefit from mainly cosmetic updating and potentially remodelling to make better use of the space. Most of the double glazed windows have blown and so most buyers we envisage would wish to replace these as part of the renovation project.

Outside, there are various areas of level lawn, a raised gravel terrace, perfect for a greenhouse and there is great scope to increase the privacy from the road and from the neighbouring properties, if required.

All in all, a fantastic opportunity to acquire a bungalow in a lovely quiet location with huge potential, priced with realism, ready for immediate occupation and sold with the benefit of no onward chain. Early viewing wholeheartedly recommended by the vendor's sole agent.

LOCATION

Located in Highway Lane which is on the semi rural outskirts of Mount Ambrose but only a few moments' drive from Redruth's town centre and also the A30 expressway for easy access up and down the county.

Redruth's bustling town centre is very close by with its range of independent shops, artisan producers and the New Street Food Hub and Gallery, The Butter Market. In addition, there are primary and secondary schools, cricket and rugby clubs and a variety of supermarkets.

Redruth is a former market town and has a main line railway station providing a direct link to London Paddington with approximate travel time of 4½ hours. Some 10 miles away to the east lies Truro, Cornwall's capital providing a wide array of niche shops and national stores together with state and private schooling and a wide array of sports facilities and further coach and train stations.

Redruth enjoys easy access to the A30 providing swift access to both and east and west of the county, remaining dual carriageway all the way north eastwards to Exeter where it joins the national motorway network and to the south, provides easy access to the coastal resorts of Penzance and St Ives.

On the opposite side of the A30 are a wealth of golden sand beaches on the nearby Atlantic coast offering excellent bathing and surfing. To the south west, lie the Fal and Helford Rivers providing enviable sailing and a wealth of other amenities. Cornwall Airport Newquay lies to the north providing flights to a variety of UK and some European destinations.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

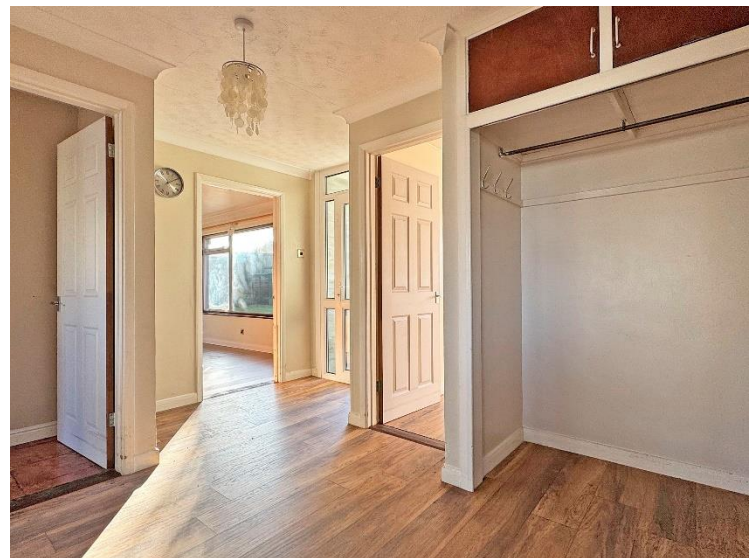
From tarmacadam parking area a step leads to obscure double glazed door into:-

KITCHEN – 14' x 11'4" Fitted on three sides with a comprehensive range of base mounted units with roll edged melamine worksurface, integrated New World Vision electric oven and grill with four ring gas hob and extractor fan over. Stainless steel 1½ sink and drainer with swan neck mixer tap. Space and plumbing for washing machine, space for fridge and

fridge/freezer, tiled splashbacks, double glazed window to side, directional LED downlights, tiled flooring. Cupboard housing Worcester gas central heating boiler.



LIVING / DINING ROOM – 23'3" max x 16'5" Dual aspect with double glazed windows to side and rear. An L-shaped room separated into sitting area with space for easy chairs and sofas. Central gas burner fire with a painted Delabole slate surround, set on a tiled hearth, space for dining table and chairs. Two radiators, TV aerial point, wood laminate flooring.



INNER HALL With cloaks cupboard and high level cupboards, radiator, wood laminate flooring, obscure double glazed window with double glazed side screen to rear. Doors into:-

PRINCIPAL BEDROOM – 14' x 12'7" With fitted wardrobes, vanity wash hand basin with tiled splashback and drawers, double glazed window to side, radiator, wood laminate flooring.



BEDROOM 2 – 10'10" x 9'1" Double glazed window to side, radiator, fitted wardrobe, wood laminate flooring.



BEDROOM 3 – 10'10" x 6'2" Double glazed window to front, radiator, fitted wardrobe, wood laminate flooring.

FAMILY WET / SHOWER ROOM Fitted with white suite including low flush wc, pedestal wash hand basin, wet room shower area with Mira Advance electric shower with fitted handrail and shower curtain, two obscured double glazed windows to side, radiator, tiled on four sides, extractor fan, wall light with shaver point.

OUTSIDE

GARAGE – 10'10" x 9'6" With manually operated up and over door, window to rear, shelving, electricity consumer unit, open vaulted ceiling with additional eaves storage area.

Gated driveway with tarmacadam parking area for 3-4 vehicles, raised lawned garden to front and side bounded by Cornish stone walling and close boarded fencing, raised gravelled terrace. Lean-to wood store.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR15 1SE.



SERVICES Mains water, electricity, drainage and gas.

COUNCIL TAX BAND C (see www.mycounciltax.org.uk).

DIRECTIONS See town map. What3words: removers.lunch.hardens

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm.

NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	68	
(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
WWW.EPC4U.COM		

Not to scale – for identification purposes only.

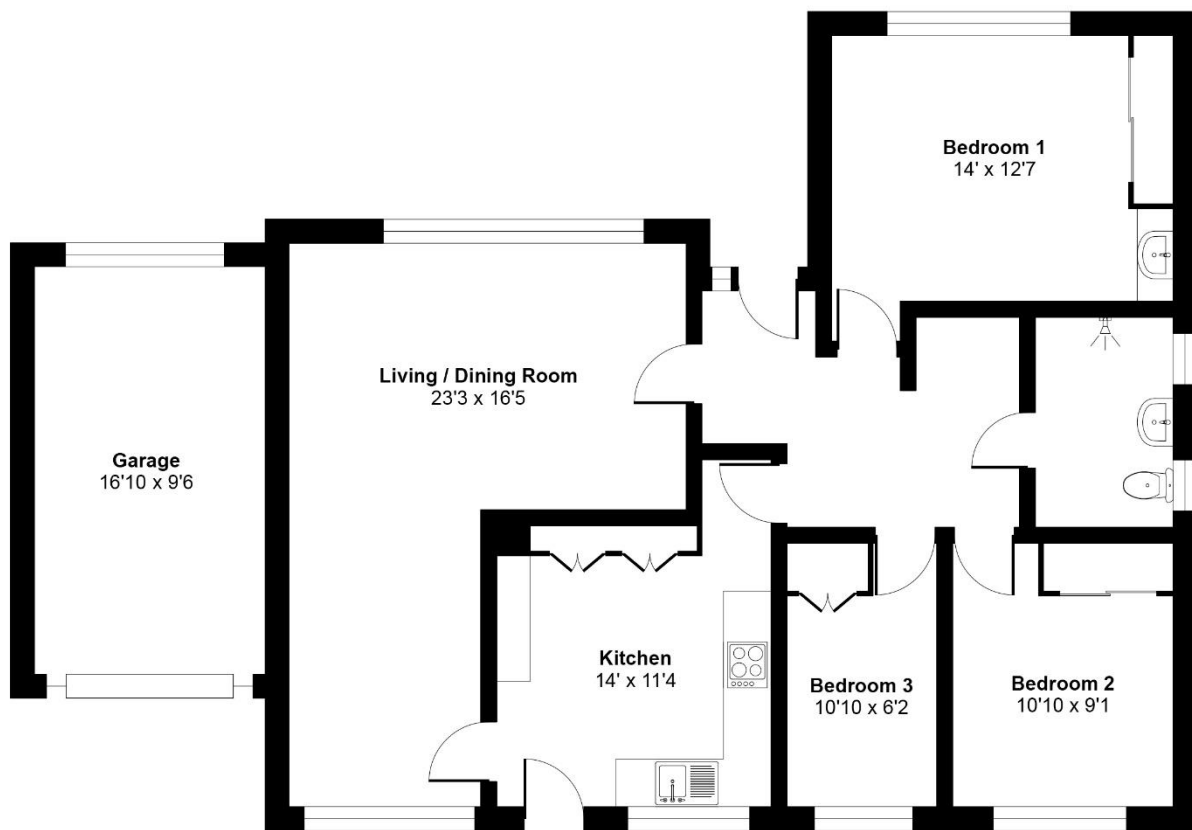
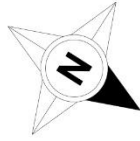
Highway Lane, Redruth

Approximate Area = 955 sq ft / 88.7 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1115 sq ft / 103.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2025. Produced for Lillcrap Chilcott. REF: 1230166

