



1 Park an Trinity,
St Day, Redruth

LODGE & THOMAS
ESTABLISHED 1892

1 Park An Trinity,
St Day, Redruth TR16 5LZ

Guide Price - £285,000 Freehold

- Impeccably presented and recently redecorated
- Convenient village location
- Two double bedrooms
- Log burner with bespoke mantle-piece
- Brand-new composite decking
- Spacious driveway parking
- New combi-boiler with 10-year guarantee

An impeccable two-bedroom detached character cottage in a central village location, with driveway parking for up to five cars. This beautifully presented, stone-faced detached cottage is only 12 years old yet brimming with character.



The Property

The cottage makes a strong first impression. A neat front porch with seating and shelving opens into a freshly redecorated interior. The sitting room is centred on a serviced log burner beneath a bespoke timber mantelpiece – a detail that gives the space weight and character. Built-in storage and space for logs add practicality. The kitchen and dining area are smartly finished, with new tiling and plentiful storage. A convenient downstairs loo completes the layout. Both the kitchen and sitting room open straight out onto the new decking, which makes the ground floor flow seamlessly.

Upstairs, both bedrooms are genuine doubles, each with built-in wardrobes. Fresh décor keeps them bright, and their size makes them easy to furnish in different ways. The bathroom is generous in scale, with a stand-alone bath, separate shower and a very large heated towel rail.

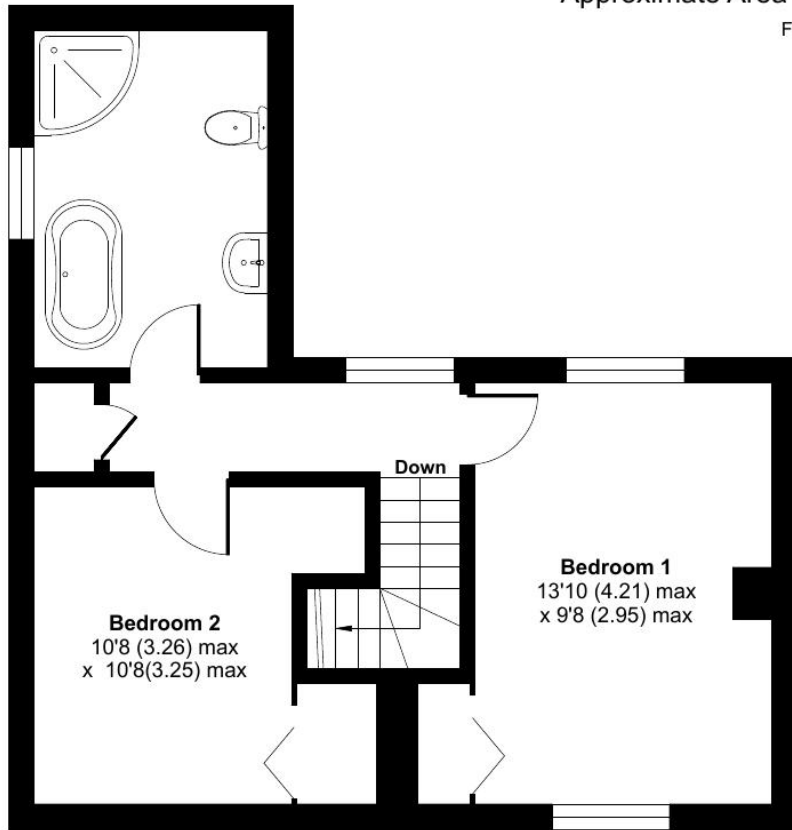
Outside, a large private drive provides secure parking for up to five cars, and to the side of the house, you'll find a log and bin store, an outside tap, and capacity for four LPG bottles neatly tucked away. The enclosed garden has been hard landscaped for low maintenance, now lifted by new composite decking that's smart, durable, and perfectly suited to hosting.



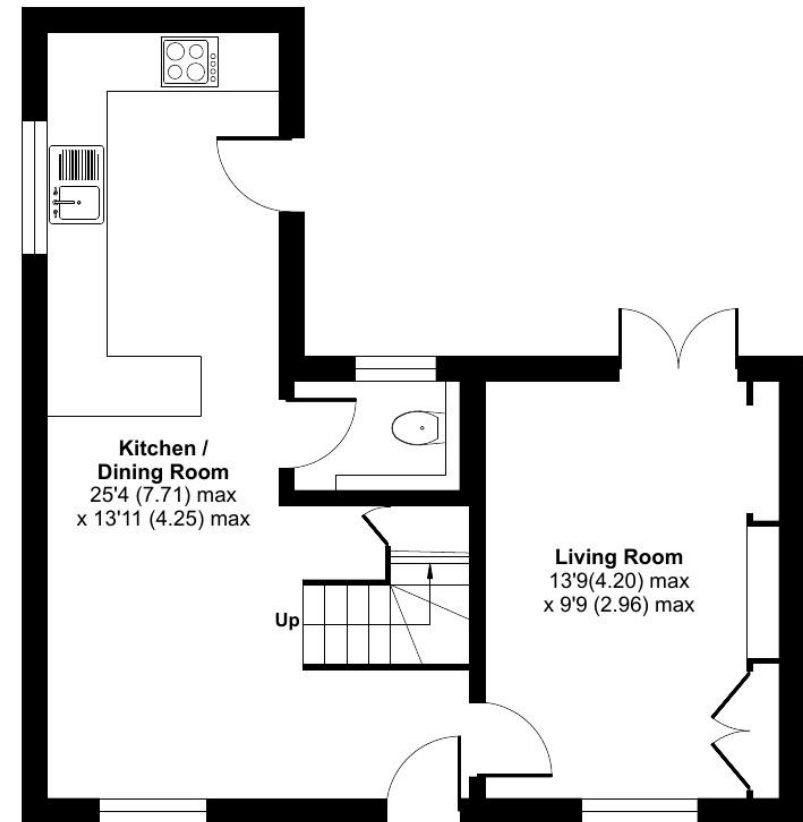


Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

EPC D Council Tax Band B

Services: Mains Water, Drainage and Electricity. LPG Gas Bottles. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

St Day occupies a central position in Cornwall, with excellent access to both coasts. The surfing beaches of Porthtowan (12 minutes) and Perranporth (15 minutes) lie to the north, while the south coast offers more sheltered waters at Swanpool and Maenporth (25 minutes). The village also sits on the celebrated 12-mile Coast-to-Coast walking and cycling trail, linking north and south, while the nearby River Fal meanders through protected creeks and hamlets, many of which are home to popular pubs and restaurants.

The village itself retains its historic character while offering a good range of everyday amenities, including a primary school, Post Office, two general stores, a butcher, a doctor's surgery, a pharmacy and two public houses. Additional services are available in the neighbouring villages of Chacewater and Carharrack. St Day also has strong sporting links, with football and cricket clubs providing a focus for the community.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722

email: property@lodgeandthomas.co.uk

Directions

From the Todpool side of St Day (approaching from the east), turn right from Telegraph Hill onto Telegraph Street. Take the next right onto Wheal Gorland Road, then the following left onto Balcoath. Continue as the road curves to the left, and you will find 1 Park an Trinity on the left-hand side, marked with a For Sale board.

what3words ///printers.agreed.boardroom



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