



Sea Views

Wonderful Living space

Extensive parking

Adaptable 5-bedroom
accommodation

9 Lighthouse Hill, Portreath, Redruth, TR16 4LH

Guide Price £925,000

A stunning extended and updated contemporary 5 bedroom 3 bathroom detached home with wonderful light accommodation with sea and beach views at Portreath. The adaptable accommodation could provide an annexe element if required.



Property Description

Occupying an elevated position towards the upper reaches of Lighthouse Hill, this wonderfully extended and remodelled detached home offers light and spacious contemporary accommodation with a stunning living space with doors opening onto a balcony maximising the position to take in expansive views of Portreath beach and the sea. The property comes with double glazing and oil fired central heating and internally there are a mixture of oak glazed and solid wood doors.

The adaptable accommodation is accessed via an entrance porch leading into a generous inner hallway where the stairs descend to the lower ground floor and also gives access to a lounge, bedroom and ensuite, that if required could provide an element of annexe accommodation. Equally, they can be utilised as part of the main accommodation in this extremely flexible property. The living room offers a real wow factor with extensive glazing allowing for commanding and expansive views over Portreath beach, the sea and valley to the front. With a sloping roof and additional roof light windows, a true sense of space is created as the light floods in to this stunning and generously proportioned focus for the house.

An open plan element leads into the modern high gloss handleless kitchen with an extensive range of fitted appliances, whilst on the lower ground floor the master bedroom has a delightful ensuite, there is a further family bathroom and a further three bedrooms, again with views over the beach. Off the lower ground floor hallway there is access to an extremely useful undercroft storage area, although having limited head height it houses the central heating boiler, has power and light connected and plumbing for washing machine and



space for tumble dryer.

Approached from its extremely deceptive front elevation, the property has recently had an extensive brick paved driveway resurfaced which provides extensive parking for numerous vehicles. Steps lead down the side of the property to the tiered rear garden which provides several lawned areas and seating, again enjoying views over Portreath, the beach and out to sea.

LOCATION

For those keen walkers and coastal lovers, the coastal footpath is a few strides away giving access to this area of outstanding natural beauty and stunning vistas, particularly at sunset which really can be quite striking. The beach is easily accessible at the bottom of the hill which also provides access to the harbour and local facilities which include a range of local shops including mini supermarket, bakery along with public houses, cafes and restaurants. Portreath has a popular primary school and main line rail links are available at Redruth and Camborne, approximately 3 miles distant. The cathedral city of Truro is some 12 miles distant and provides the retail, recreational and educational centre for Cornwall.



ENTRANCE HALL

13' 2" x 6' 8" (4.03m x 2.04m)

INNER HALL

13' 9" x 8' 6" (4.2m x 2.6m)

WC





LOUNGE

9' 8" x 9' 6" (2.97m x 2.9m)

BEDROOM

10' 0" x 9' 8" (3.07m x 2.97m)

EN SUITE

8' 7" x 5' 10" (2.62m x 1.78m)

KITCHEN

10' 9" x 8' 10" (3.30m x 2.70m) minimum extending to and opening into

LIVING ROOM

34' 7" x 19' 0" (10.56m x 5.80m) A magnificent living space with fabulous views and access to

BALCONY

LOWER GROUND FLOOR

HALLWAY

BEDROOM/STUDY

19' 8" x 6' 9" (6.0m x 2.08m)

MASTER BEDROOM

18' 7" x 13' 4" (5.68m x 4.08m)

ENSUITE

7' 3" x 7' 0" (2.22m x 2.14m)

BEDROOM

20' 0" x 9' 11" (6.1m x 3.03m)

BEDROOM

14' 10" x 9' 10" (4.54m x 3.02m)



BATHROOM

8' 7" x 5' 8" (2.63m x 1.74m)

STORAGE

14' 1" x 10' 2" (4.3m x 3.1m)

OUTSIDE

Extensive newly laid brick paved driveway for several vehicles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

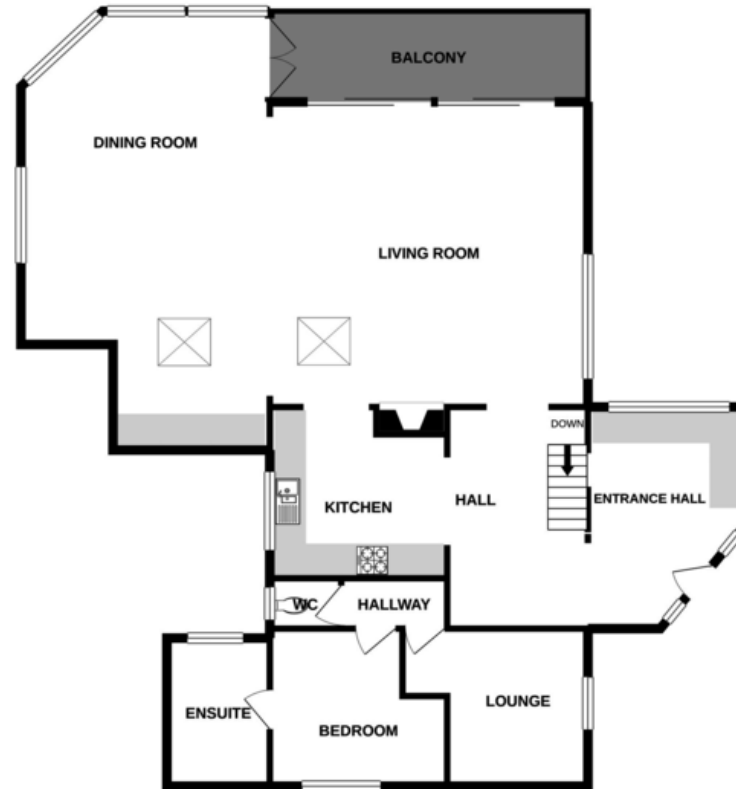
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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