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PRESTIGE

Cardinham Farm, Cardinham, Camborne
Guide Price £1,350,000

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About 'Cardinham Farm'

Cardinham Farm, Cardinham, Camborne TR14 9LU
Guide price £1,350,000

This is a truly delightful property, brimming with character and functionality. The main house was extended and modernised in 2008, creating a contemporary, yet charming, family home.

The reverse accommodation, with bedrooms on the ground floor and living space above, offers practicality and convenience. The impressive vaulted first floor has clearly designated kitchen, dining, sitting, and snug areas, promoting functionality and comfort with a sense of space. The addition of a suspended wood burner adds a dramatic focus; while the folding doors open out to the raised balcony, allowing a seamless transition between indoor and outdoor living, with picturesque rural views.

The master bedroom with an en-suite and dressing area provides a luxurious retreat, while the family bathroom, laundry, and separate boot room cater to practical family needs. The impressive bespoke spiral staircase serves as a focal point, adding architectural interest to the property.

The extensive outbuildings offer incredible versatility and potential; the stone stable and kennel with a whelping box, menage and cross-country jumps, speak to the possibilities for equestrian pursuits. While, the triple carport, along with the extra graveled parking area, ensures ample space for vehicles.

There is a detached workshop for practical projects or storage needs. The traditional stone building has lapsed planning consent for conversion into a holiday let, presenting an exciting opportunity for additional income generation or guest accommodation. The timber garden studio is complete with its own private garden area and parking, offering a tranquil space for work or leisure activities.

Overall, Cardinham Farm presents a unique blend of charm, functionality, and modern amenities, making it an ideal retreat for those seeking rural tranquility with contemporary comforts.



ACCOMMODATION

- Impressive four bedroom detached home
- Extensive outbuildings and stabling
- 10 acres of fields and woodland, including approx. two acres planted in association with the Woodland Trust and protected for another 23 years.
- Owned PV panels currently with Eon
- Private drainage
- Council Tax Band C
- EPC TBC
- Tenure - Freehold
- Gas underfloor heating
- Broadband: Ultrafast (Ofcom)

Ground Floor

Hallway 10.34m x 0.26m (33'11" x 0'10") centred bespoke spiral staircase

Bedroom 3.83m x 3.4m (12'6" x 11'1") with access to:

Dressing Area 3.43m x 1.86m (11'3" x 6'1")

Ensuite 2.35m x 1.22m (7'8" x 4'0")

Bedroom 3.7m x 3.45m (12'1" x 11'3")

Bedroom 3.48m x 2.62m (11'5" x 8'7")

Bedroom 3.41m x 2.6m (11'2" x 8'6")

Rear Hallway

Bathroom 3.77m x 2.05m (12'4" x 6'8")

Laundry 3.09m x 2.24m (10'1" x 7'4")

Boot Room 2.37m x 1.91m (7'9" x 6'3")

First Floor

Living Room 10.43m x 9m (34'2" x 29'6")

Sun Terrace 7.45m x 3.77m (24'5" x 12'4")





INFORMATION

We advise all parties to confirm title documents, build warranties and any covenants which may or may not apply, immediately after agreeing a purchase. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title plan. Items shown in photographs are NOT included. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.







Ground Floor



Floor 1



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