



MAP estate agents
Putting your home on the map

Cargenwyn Farm, Black Rock, Praze

Cargenwyn Farm

Black Rock, Praze

Praze an Beeble 2.5 miles | Beacon 2.5 miles | Camborne 3.5 miles | Helston 7.5 miles | Falmouth 13 miles | St Ives 14 Miles | Truro 15.5 miles | Newquay Airport 24 miles | Plymouth 67 miles | Exeter M5 104 miles (Distances are approximate)

A brand new detached house of superior quality, built traditionally with a granite façade and incorporating numerous modern features to provide comfortable, spacious living with solar panels, underfloor heating and low powered LED lighting

Cavernous kitchen/dining room | Utility room | Ground floor shower room | Dual aspect lounge | Five bedrooms with principal en-suite | Family bathroom | Large terrace to side and rear | Lawned garden | Off-road parking for several cars

Offers in Excess of £700,000

Freehold



Property Introduction

Being one of only three homes built and the only one of this size and design, this property is tucked away in the heart of the West Cornish countryside. The home enjoys views across fields, Cargenwyn reservoir, two adjacent ponds and on one side towards St Ives and the north coast. Anyone seeking a quality new home in a rural location is encouraged to view with the property now ready for its new owner to move in.

Location

Located at the end of a farm track, the properties are approached via their own entrance, the drive then continuing off for the two other homes.

The village of Beacon and Praze are both two and a half miles away, both have a range of local facilities with Praze having a doctor's surgery and Public House. Set in the heart of the countryside you are virtually equidistant to travel to Falmouth, St Ives, Penzance, Helston or Truro.

The towns of Redruth and Camborne are also a short car ride away and provide an array of commercial and schooling options.

ACCOMMODATION COMPRISES

Entrance door opening to:-

OPEN PLAN DINING ROOM/KITCHEN 30' 6" x 23' 11" (9.29m x 7.28m) maximum measurements

The opening to this home is cavernous with engineered oak flooring with underfloor heating. There is an oak staircase to the first floor and a large cupboard housing the 'Megaflo' hot water solar system. There are double patio doors which enjoy far reaching rural views and open onto the side terrace. There is a further window to the side which also enjoys rural views and beyond to the neighbouring reservoir. The dining area has been fitted with three light pendants for a choice of dining table position. The kitchen is fitted with a range of solid wood units with an island incorporating a 'Smeg' individual downdraft hob with double storage cupboards below and adjacent

wine coolers to either side. There is a built-in double 'Neff' slide and hide oven and grill. A generous range of units at both eye and base level with roll edge solid resin work surfaces to three sides with inset 'Copel' sink and boiler tap beside. Pull out larder tower. Integrated 'Neff' dishwasher. Triple double glazed window to the side overlooking the garden terrace and out to the view over the water and countryside beyond.

LOUNGE 19' 8" x 15' 8" (5.99m x 4.77m)

Double glazed patio doors open to the outside and from here you can enjoy the rural views over farmland to St Ives Bay and beyond. This dual aspect room also has a double glazed window, therefore this room has a lot of natural light. Engineered oak flooring with underfloor heating.

SHOWER ROOM/BOOT ROOM 11'10" x 9'10" (3.6m x 2.99m)

Designed for the busy family, whereby when returning from the beach, a very accessible and usable shower room is available. Beautifully appointed with an oversize walk-in shower cubicle with wall mounted 'Mira' shower over, wash hand basin and low level WC. Tiled walls and floor. Space for plumbing for washing machine.

UTILITY ROOM 9' 0" x 5' 3" (2.74m x 1.60m)

Complementing the kitchen with matching solid wood units and a stainless steel sink unit with double tap above and solid resin work surfaces. Eye level cupboard. Engineered oak flooring. Boiler cupboard. As previously mentioned there is a turning oak staircase to the first floor which leads up to the:-

FIRST FLOOR LANDING

The landing has two radiators (the first floor has radiators, whereas the ground floor has underfloor heating). Large feature double glazed window to the front elevation providing good natural light. At the end of the landing is a large airing cupboard with slatted shelving and a radiator. Doors off to:-

BEDROOM ONE 14'10" x 10'10" (4.26m x 3.3m)

Double glazed window to the rear which enjoys a magnificent outlook over farmland, virtually a 180 degree view of the Cornish countryside looking across towards St Ives and the bay in the distance. Built-in double wardrobe illuminated by low power LED lighting with further one and a half sized wardrobe to the side with the same features. Radiator.

EN-SUITE SHOWER ROOM

Walk-in shower with ceiling mounted rain shower head, two wash hand basins with vanity storage below and mixer taps above. Wall



mounted ladder heated towel rail and low level WC. Fully tiled floor and walls. Inset ceiling spotlighting. Two double glazed frosted windows.

BEDROOM FIVE 11' 9" x 8' 4" (3.58m x 2.54m)

Double glazed window to front. Radiator.

BEDROOM TWO 15' 9" x 11' 4" (4.80m x 3.45m)

A large double room again enjoying the fabulous views over the two lakes in countryside. Built-in double wardrobe with LED lighting. Radiator.

BEDROOM THREE 15' 9" x 9' 9" (4.80m x 2.97m) plus door recess

Double glazed window which enjoys the magnificent views across

to St Ives and the sea in the distance. Built-in Jack and Jill double wardrobe with low powered LED lighting.

BEDROOM FOUR 10' 3" x 9' 4" (3.12m x 2.84m) minimum measurements, plus recesses

Double glazed window to front which enjoys a great view over the front garden to the two lakes behind, these are often enjoyed by the various birds Cornwall has to offer. Radiator. Built-in single wardrobe with low power LED lighting.

BATHROOM

Beautifully appointed with a walk-in shower cubicle and free standing bath with floor mounted swan necked tap, wash hand basin with double vanity basin below and low level WC. Further wall mounted

vanity unit, wall mounted ladder heated towel rail. Frosted double glazed window. Inset ceiling spotlighting. Tiled floor and walls.

OUTSIDE

To the front of the property there is a significant area for parking for four/five cars with concrete demarkation to the neighbours. There is a large terrace to two sides of the property both of which enjoy the countryside views and one which enjoys the views across the reservoir. There is plenty of space for tables, chairs, sun loungers and barbecue to enjoy this fabulous outside space. Steps lead down to the lawned garden which is level and enclosed by natural stone walled boundaries.

AGENT'S NOTES

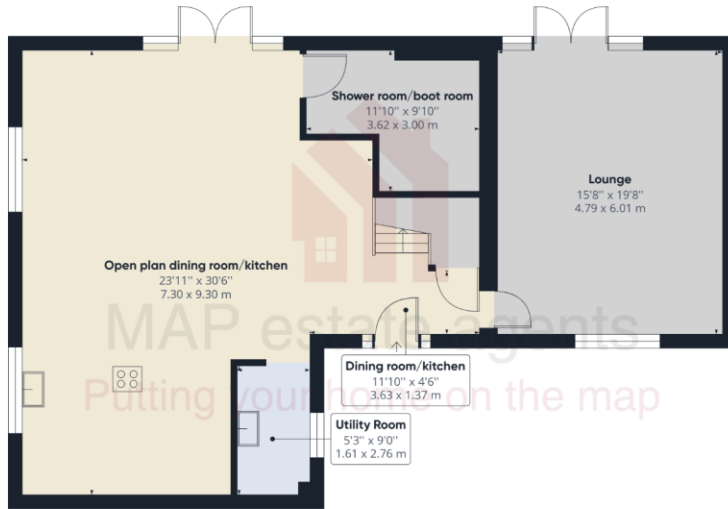
The properties are traditionally built with solid concrete block inner leaf with granite elevations and pointing down in hydraulic lime. The properties will have oil fired heating with solar panels on the roof producing 3.7kw and what is left over is put back into the national grid. The properties have thermostats and are hard wired with a wi-fi option providing different zones for preferred heating options in the property. The ground floor flooring is engineered oak and the first floor will be carpeted with a choice of colours and design given to the new owners. Each bathroom will have electric mirrors with shaver points and all lighting is all low powered LED with three different options of daylight, cool white and warm white. The properties are serviced with a private water supply by a bore hole and is pumped to each of the properties at high pressure. The properties are on a private drainage system and therefore independent of the local water authority. The water, the upkeep of the road and entrance and the foul drainage will be adopted by the three owners of these properties who will become directors of a management company with an estimated cost of £500 per year to be kept in a management fund for maintenance. The Council Tax band for the property is to be assessed.

DIRECTIONS

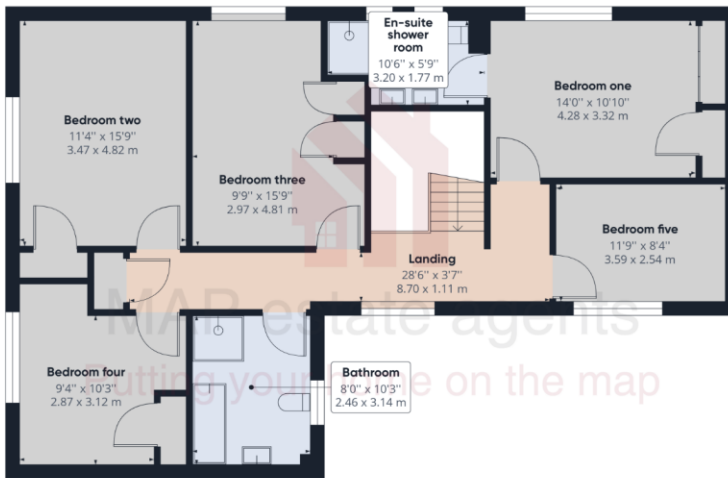
From Praise-An-Beeble take School Road, passing the Doctors Surgery and Crowan Primary school. Follow this road for approx. 1 1/2 miles during which you will go round a sharp left hand bend. As you enter Black Rock you will see water on both sides of the road, the entrance to Cargenwyn Farm will be on your left with a very generous splay, take this entrance down, turn left and the properties are in front of you. If using What3words:- skunks.spaceship.impresses



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2197.13 ft²
204.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



MAP's

Top reasons to view this home

- Brand new traditionally built quality detached house
- Fantastic rural location
- Accommodation in total 2368 square feet
- Huge open planned dining Room/kitchen
- Dual aspect lounge
- Five bedrooms, three bathrooms
- Extensive parking
- Views across ponds and countryside
- Solar panels, underfloor heating, oil central heating
- Ready for occupation

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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