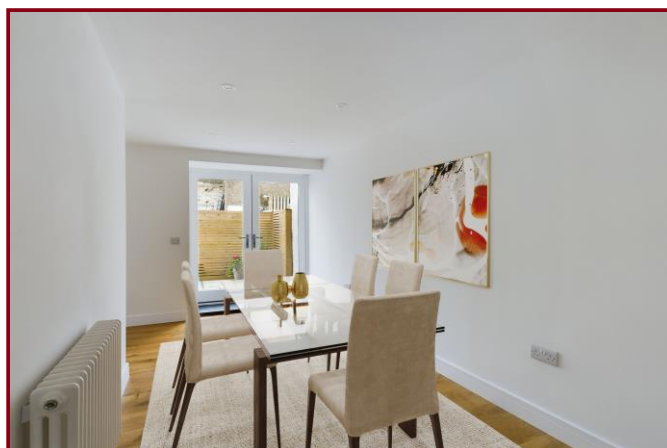




**MAP estate agents**  
Putting your home on the map

**Carnhell Road,  
Carnhell Green, Camborne**

**£365,000  
Freehold**





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Carnhell Green, Camborne**

**£365,000**

**Freehold**

## **Property Introduction**

Centrally located within the village, this attractive contemporary design semi-detached barn conversion offers generous accommodation which is ideal for family occupation.

Built to an exacting standard, Pendarves Barn benefits from three bedrooms and a bathroom on the first floor, the lounge has a wide hallway leading to the dining room which is semi-open plan to a well appointed kitchen with a range of integrated AEG appliances. From the lounge there is a cloakroom, the ground floor has oak flooring throughout with mainly carpets to the first floor. Fully double glazed the property is warmed by a mains gas combination boiler.

To the outside parking is available for two plus vehicles to the front whilst to the rear is an enclosed courtyard style garden ideal for alfresco dining and entertaining. In summary, a stunning barn conversion which requires a closer inspection to be fully appreciated, viewing our virtual interactive tour is strongly recommended prior to a physical inspection.

## **Location**

Carnhell Green is some two and a half miles to the south west of the major town of Camborne. Schooling for younger children and shopping is available nearby and the three miles of golden sandy beaches that stretch from Hayle to Gwithian are within four and a half miles. Both the town of Camborne and Hayle offer extensive shopping, there are mainline Railway Stations which connect with London Paddington and there is good access to the A30 trunk road from either town.

Truro, the commercial and administrative centre of Cornwall is within eighteen miles and the university town of Falmouth on the south coast is some sixteen miles away.

### **ACCOMMODATION COMPRISES**

Composite double glazed door opening to:-

#### **LOUNGE 19' 8" x 14' 0" (5.99m x 4.26m) maximum measurements, to include opening to dining room**

Three double glazed windows to the rear. False fireplace with wood mantel over, inset spotlighting and engineered oak floor. Two radiators, recessed stairs to the first floor with cupboard beneath and a wide squared archway leading through to the:-

#### **DINING ROOM 13' 9" x 6' 10" (4.19m x 2.08m)**

uPVC double glazed French doors opening onto the rear garden. Engineered oak flooring continuing from the lounge, inset spotlighting and radiator. Semi-open plan to:-

## KITCHEN 11' 0" x 9' 11" (3.35m x 3.02m) plus opening to dining room

uPVC double glazed window to the front. Fitted with an attractive range of 'Shaker' style units having adjoining square edge wood worktops featuring an inset colour coordinated sink unit with mixer tap. Built-in 'AEG' stainless steel oven with AEG ceramic induction hob and hood over. There is a further range of 'AEG' integrated appliances to include a fridge and freezer, dishwasher, washing machine and wine cooler. Cupboard housing mains gas combination boiler, engineered wood flooring and inset spotlighting.

## FIRST FLOOR LANDING

An L-shaped central landing with a double glazed 'Velux' skylight creating a light and airy feel, glass balustrade to staircase and access to loft space. Vertical panelled wood doors open off to:-

## BEDROOM ONE 14' 5" x 10' 3" (4.39m x 3.12m) plus recesses

Enjoying a dual aspect with uPVC double glazed windows to front and rear. Radiator.

## BEDROOM TWO 11' 0" x 9' 11" (3.35m x 3.02m)

uPVC double glazed window to the front enjoying a rural aspect. Radiator.

## BEDROOM THREE 14' 5" x 7' 8" (4.39m x 2.34m)

uPVC double glazed window to rear and double glazed 'Velux' skylight. Radiator.

## BATHROOM

uPVC double glazed window to rear. Fitted with a contemporary suite consisting of vanity wash hand basin with illuminated mirror over, close coupled WC and panelled bath with plumbed rain head shower. Full ceramic tiling to walls, tiled laminate flooring, towel radiator and inset spotlighting.

## OUTSIDE FRONT

To the front the property has a riven slab pathway and there is parking for two/three vehicles.

## REAR GARDEN

The rear garden is enclosed and again features riven slabs to reduce maintenance and has been designed in a Mediterranean style to allow for alfresco dining and outside entertaining. Pedestrian access leads out to the road.

## SERVICES

Mains water, mains drainage, mains electricity and mains gas.

## AGENT'S NOTE

The Council Tax band for the property is to be assessed. Please note, some internal images have been furnished with the use of CGI.

## DIRECTIONS

From Camborne Police Station head out of town on the on the B3303 towards Helston. Take the third turning on the right into Barripper Road (signed posted Barripper and Carnhell Green) and follow this road for approximately two miles. On entering Carnhell Green at a staggered crossroads continue straight ahead and Pendarves Barn will be identified on the left hand side. If using What3words:- topic.clubbing.mattress

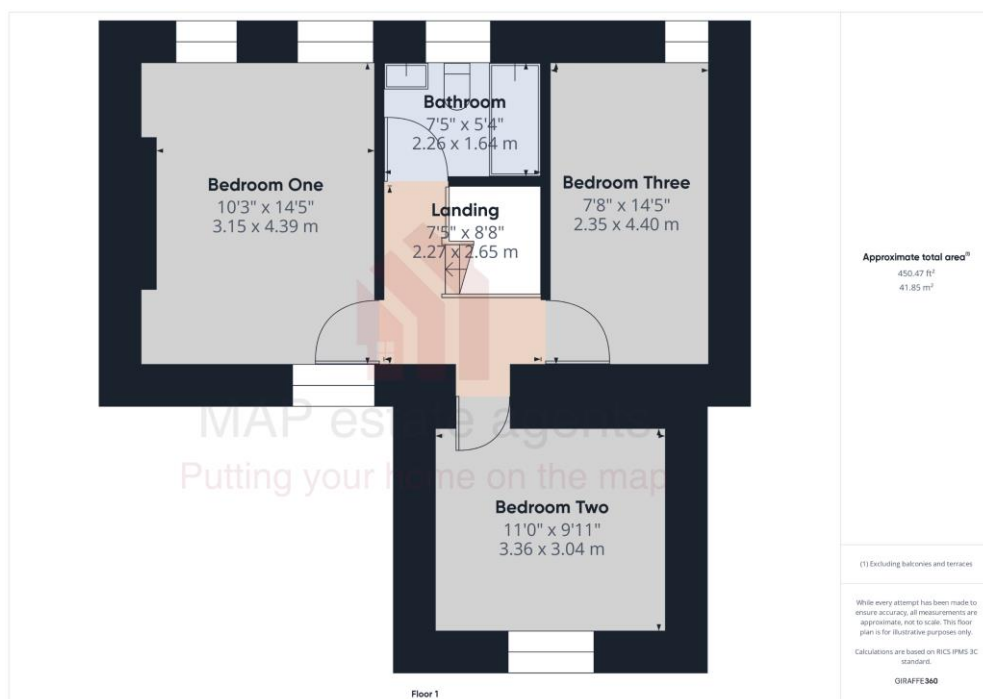
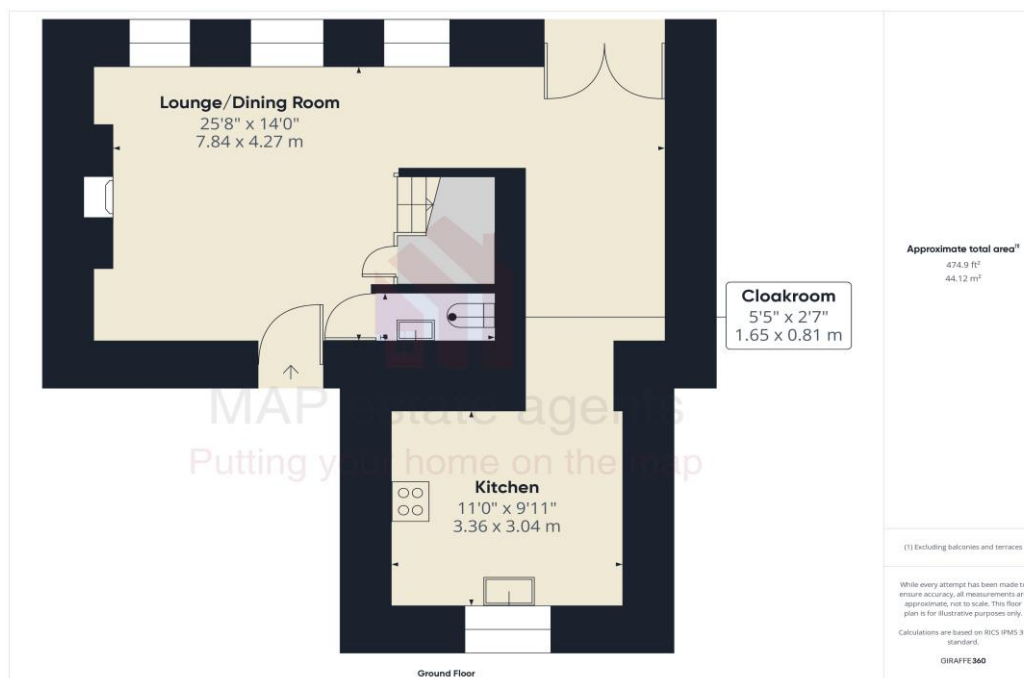


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		110   A
81-91	B	81   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Brand new character barn conversion
- Semi detached
- Three bedrooms
- Lounge
- Dining room
- Fitted kitchen with AEG appliances
- Engineered oak flooring to ground floor
- Double glazing and gas central heating
- Parking and enclosed courtyard style garden to rear
- Central village location



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