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**Penmarth,
Carnmenellis, Redruth,**

**£700,000
Freehold**





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Property Introduction

Gwel-An-Chapel Cottage is a delightful detached characterful property located in the hamlet of Carmenellis, ideally situated for access to Stithians Reservoir and positioned equidistant between Falmouth and Redruth. Being available on the open market for the first time in over thirty five years, the current owners have over the time of their ownership built up a successful motor home and a small caravan site all set within well maintained grounds. The cottage itself offers a great deal of charm and comprises of three bedrooms, one being on the ground floor with an en-suite shower room and doorway accessing to the exterior, feature lounge with inglenook fireplace and wood burner, dining room, kitchen, family bathroom and a large conservatory looking directly over the extensive lawned garden. Externally there are two driveways to the cottage, the main one operating through the caravan site plus an additional lane being found to the front of the property. The overall plot extends to 4.95 acres and within the grounds is a static caravan plus a large barn offering numerous possibilities for use.

Location

As you would expect from the location of the cottage, there are an array of beautiful countryside walks nearby as well as access to those who enjoy water sports at Stithians Reservoir. Due to the property being positioned between the towns of Falmouth and Redruth, both north and south coasts are within a reasonable travelling distance. The north coast is renowned for its excellent surfing beaches and rugged coastal walks whilst the south is popular for sailing being more sheltered and having beaches such as Gyllyngvase, Castle and Swanpool found in Falmouth and therefore is really attractive to visitors. The cathedral city of Truro is very popular with visitors and offers a good range of high street multiples and independent shops with its historic Georgian architecture and cobbled streets, there is a good range of restaurants and is also home to the Hall for Cornwall. Falmouth itself is a maritime town with attractions such as the National Maritime Museum and Pendennis Castle.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE PORCH

Half glazed door giving access to:-

LOUNGE 11' 10" x 11' 10" (3.60m x 3.60m) maximum measurements

Double glazed window, feature granite floor to ceiling inglenook fireplace housing a multi-fuel stove with copper canopy over. Beamed ceiling, Staircase to first floor. Doorway accessing:-

BEDROOM 9' 11" x 7' 6" (3.02m x 2.28m)

Double glazed window, recently installed electric radiator and access to:-

SHOWER ROOM

Double glazed door to exterior. Double glazed window, shower cubicle, pedestal wash and basin and close coupled level WC. Exposed stone wall.

DINING ROOM 11' 10" x 8' 6" (3.60m x 2.59m) plus recesses

Double glazed window, recently installed electric radiator, shelved recess and arched wall recess. Double doors giving access through to:-

CONSERVATORY 22' 7" x 12' 0" (6.88m x 3.65m) maximum measurements

Being double glazed and doors accessing to a patio overlooking the formal lawned garden.

KITCHEN 11' 8" x 7' 1" (3.55m x 2.16m)

Double glazed stable door to exterior and double glazed windows. One and a quarter stainless steel sink unit a good range of base and wall mounted cupboards, built-in cooker, hob and extractor over. Recently installed electric radiator.

BEDROOM TWO 12' 1" x 9' 7" (3.68m x 2.92m)

Double glazed window, recently installed electric radiator.

BEDROOM THREE 12' 9" x 5' 9" (3.88m x 1.75m) plus door recess

Double glazed window, recently installed electric radiator.

BATHROOM

Bath with shower over, close coupled WC and pedestal wash hand basin. Double glazed window.

OUTSIDE

Immediately to the front of the property is a concrete sitting area with lawned garden, mature hedging and trees with gateway giving access to vehicular access in the lane. A gateway accesses a gravel driveway extending down to the main entrance. The main access is considered to be through the caravan site entrance with grounds either side leaving you immediately at the rear of the cottage with parking areas. Formal gardens lie to the front and rear being laid mainly to lawn with pathway taking you via the side accessing the front of the property. Within the site is a large detached barn (approximately 105' x 30') which could be utilised for many uses along with a static caravan located to the side. The total grounds are just over 4.95 acres with all pitches having access to electric battery charging points and hook ups. The property is considered to be an ideal purchase for those who are looking for a quiet and peaceful position with the option to continue running the established Penmarth Caravan Club Site.

SERVICES

Mains water, mains drainage, mains electricity.

AGENT'S NOTE

The Council Tax band for the property is band 'B'. It has come to our attention that the property is located on a UNESCO World Heritage Site.

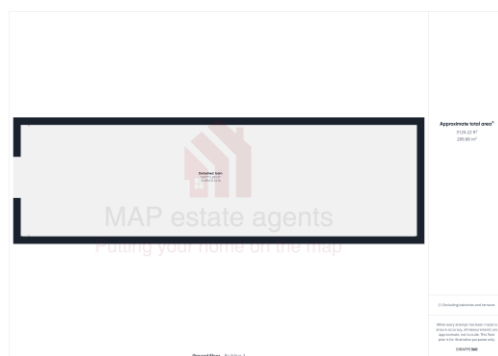
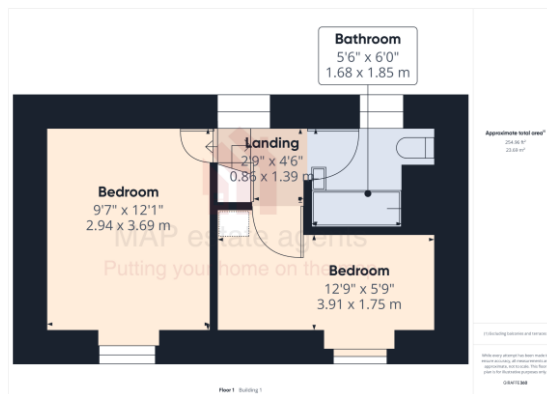
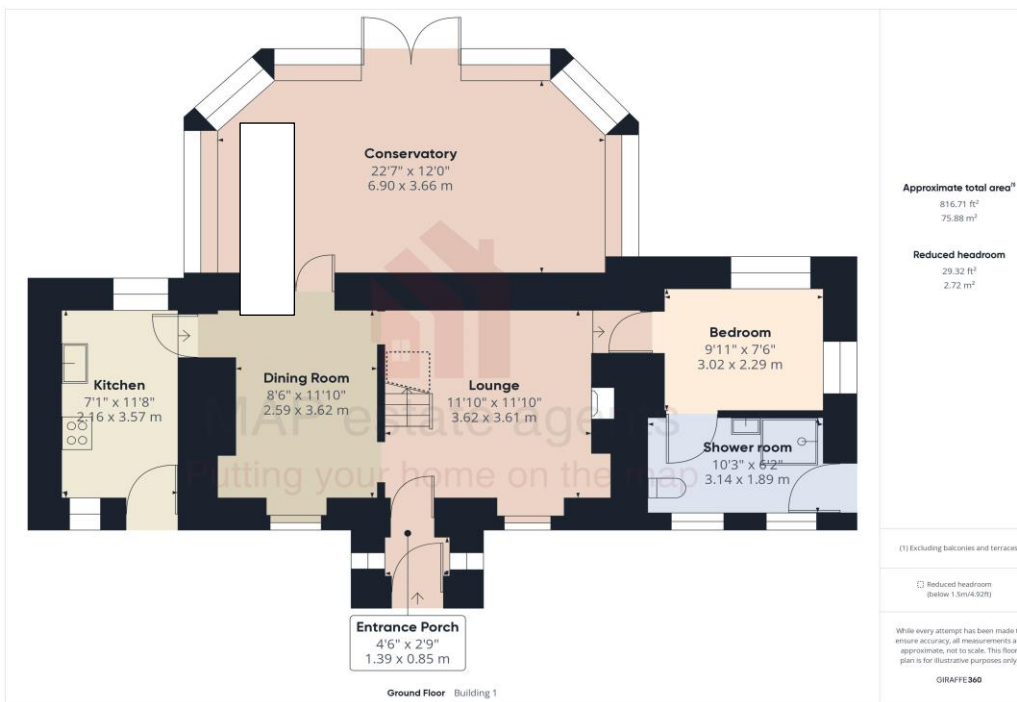


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	



MAP's top reasons to view this home

- A detached character cottage located in an idyllic location
- Three bedrooms, one en-suite plus a family bathroom
- Lounge with feature inglenook fireplace
- Conservatory and separate dining room
- Overall plot size of just over 4.95 acres, generous formal gardens
- Currently operating as a successful motor home and caravan site
- Newly installed Kyros electric heating system
- Abutting open countryside
- Two driveways, ample parking
- Large detached barn plus static caravan



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