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Camkie, Redruth



## Carnkie, Redruth

Redruth 2 miles | Camborne 3 miles | Portreath (north coast) 6 miles | Helston 9 miles | Falmouth (south coast) 11 miles | Truro 13 miles | Newquay Airport 27 miles | Plymouth 63 miles | Exeter M5 96 miles (Distances are approximate)

This imposing former farmhouse offers versatile family sized living and is ideal for those with an extended family and/or for an income. The main house offers three bedrooms, there is an attached self-contained one bedroom annexe and to the rear of the property are two holiday letting units.

Entrance hallway | Lounge | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Principal bedroom with en-suite shower room (incorporating former bedroom four) plus a further two bedrooms | Family bathroom. Annexe – Lounge, Kitchen/diner, Bedroom and Bathroom. Letting unit One ('Cobbing') - Kitchen/living space, Two bedrooms and shower room. Letting unit Two ('Carn Brea') - Kitchen/living area, bedroom and en-suite shower room | Gardens | Parking | Double garage

**£575,000**  
**Freehold**



## Property Introduction

Well presented throughout, the main house benefits from a separate lounge and dining room, there is a superb kitchen/breakfast room with a vaulted ceiling and also a useful large utility/WC. The first floor bathroom has been remodelled and the principal bedroom benefits from an en-suite. It should be noted that the attached annexe offers well proportioned accommodation and would be ideal for a dependent relative or to complement the established holiday letting units located to the rear of the property. The property is fully double glazed and benefits from LPG gas heating.

To the outside Carnkie Farmhouse enjoys an outlook towards Carn Brea. There is a generous lawn with driveway and parking to the front which gives access to the detached garage. The rear is enclosed, one will find a paved seating area ideal for outside entertaining and the holiday letting units have their own patio and outside space.

Whilst our interactive virtual tour will certainly whet your appetite for this property, arranging a closer inspection is strongly recommended to fully appreciate the quality of the accommodation on offer.

## Location

Situated within the Unesco World Mining Heritage Site, Carnkie is a popular village on the outskirts of Redruth.

Within a short distance country walks will be found on the 'Great Flat Lode' mining trail, Carn Brea, which is a local landmark is also within walking distance and here there are panoramic views along Cornwall's north coast, a folly dedicated to a local mine owner and a fourteenth century former hunting lodge now used as a restaurant. Nearby at Piece is the Countryman Public House.

The major town of Redruth is within two miles and here there is a mix of local and national shopping outlets, locally well respected schooling is available for all ages and there is a mainline Railway Station with direct access to London and the north of the country. Redruth is also home to Kresen Kernow which is a mecca for those researching their Cornish roots and Cornish history.

The city of Truro and Falmouth, Cornwall's university town on the south coast, are both within commuting distance and access to the A30 trunk road is approximately two miles away.

### ACCOMMODATION COMPRISES

Solid wood door opening to:-

#### ENTRANCE VESTIBULE

Minton style tiled floor, coved ceiling and radiator. Half glazed door with etched glazed feature opening to:-

#### HALLWAY

Turning staircase to the first floor. Minton style tiled floor continuing from the entrance vestibule. Coved ceiling and radiator. Door to:-

#### LOUNGE 13' 11" x 13' 2" (4.24m x 4.01m)

uPVC double glazed window to front. Focusing on an alabaster style fire surround with tiled back and hearth with an encased multi-fuel stove. Coved ceiling with central rose, radiator. Two glazed doors opening to:-

#### DINING ROOM 12' 9" x 11' 0" (3.88m x 3.35m)

uPVC double glazed window to the rear. Stripped and polished wood floor, coved ceiling with central rose and radiator. Focusing on a recessed free standing wood burning stove set on a slate hearth which opens into the kitchen/breakfast room. Recessed storage cupboard and radiator. Doors off to kitchen and utility.

#### KITCHEN/BREAKFAST ROOM 15' 4" x 10' 3" (4.67m x 3.12m)

Enjoying a dual aspect with uPVC double glazed window to the side and uPVC double glazed French doors opening onto a decked seating area and enjoying an outlook towards Carn Brea. A light and airy room with a vaulted beamed ceiling with a kitchen area fitted with a range of eye level and base wood units having adjoining granite working surfaces arranged on three sides and featuring a breakfast bar. Inset one and a half bowl colour coordinated sink unit, built-in eye level 'Neff' double oven and inset 'Neff' five ring ceramic hob. Integrated dishwasher, tiled floor and vertical radiator.

#### UTILITY ROOM 17' 7" x 8' 6" (5.36m x 2.59m) L-shaped, maximum measurements

uPVC double glazed window to side. Ceramic tiled floor, two door linen cupboard and further two door storage cupboard. Base unit with plumbing beneath for an automatic washing machine and tumble dryer. Radiator. Door to:-

#### CLOAKROOM

uPVC double glazed window to the rear. Contemporary in style with a vanity unit featuring a circular wash hand basin and with a concealed cistern WC. Granite working surface over, towel radiator and ceramic tiled floor.

#### FIRST FLOOR LANDING

A central landing with an arched uPVC double glazed window on the half landing incorporating a slate sill. Radiator. Panelled doors open off bedrooms and to:-

#### PRINCIPAL BEDROOM 14' 5" x 10' 9" (4.39m x 3.27m)

Of grand proportions with two uPVC double glazed windows to the front enjoying an outlook towards Carn Brea. Wall lights, two radiators and sealed second door to hallway. (It should be noted that this room was originally two rooms and could be re-converted to create a fourth bedroom if required). Door to:-

#### EN-SUITE SHOWER ROOM

Concealed cistern WC, vanity wash hand basin and oversized shower enclosure with plumbed shower. Extensive ceramic tiling to walls and towel radiator.

#### BEDROOM TWO 14' 9" x 12' 8" (4.49m x 3.86m)

uPVC double glazed window to the front. Enjoying an outlook towards Carn Brea. Radiator and two wall lights.

#### BEDROOM THREE 14' 2" x 11' 0" (4.31m x 3.35m)

uPVC double glazed window to rear and radiator.

#### BATHROOM

uPVC double glazed window to rear. Restyled with a free standing double





end bath with mixer tap, hidden cistern WC and pedestal wash hand basin with vanity unit. Corner shower enclosure with plumbed shower. Extensive ceramic tiling to walls and towel radiator.

#### **ATTACHED ANNEXE**

uPVC double glazed door to:-

#### **ANNEXE ENTRANCE VESTIBULE**

Ceramic tiled floor and cupboard housing 'Worcester' LPG gas boiler and tank. It should be noted that the gas boiler supplies hot water and heating to the house and the annexe. Door to:-

#### **ANNEXE KITCHEN/DINER 13' 7" x 12' 5" (4.14m x 3.78m)**

uPVC double glazed window to rear and uPVC double glazed French doors opening to side. The kitchen area is fitted with a contemporary range of gloss ivory wall and base units having adjoining black granite work surfaces and featuring two circular bowls with mixer tap. Built-in oven with ceramic hob and stainless steel hood over, space and plumbing for an automatic washing machine. Tiled floor, inset spotlighting and radiator. Door to:-

#### **ANNEXE HALLWAY**

The laminate floor and panelled doors open off to:-

#### **ANNEXE BATHROOM**

uPVC double glazed window to rear. Remodelled with a contemporary suite consisting of hidden cistern WC, vanity wash hand basin with granite counter top and mixer tap and shower bath with 'Triton' electric shower over. Extensive ceramic tiling to walls, ceramic tiled floor and towel radiator.

#### **ANNEXE BEDROOM ONE 13' 8" x 9' 3" (4.16m x 2.82m)**

uPVC double glazed window to the side, coved ceiling and radiator.

#### **ANNEXE LOUNGE 13' 7" x 11' 10" (4.14m x 3.60m)**

uPVC double glazed window to the front enjoying an outlook towards Carn Brea. Focusing on a marble fire surround with ornate cast iron tiled back and with a tiled hearth (non-functional). Coved ceiling, radiator and two wall lights.

#### **LETTING UNIT ONE - 'COBBLING'**

uPVC double glazed French doors with side screens opening to:-

#### **'COBBLING' KITCHEN/LIVING ROOM 17' 9" x 10' 6" (5.41m x 3.20m) L-shaped, maximum measurements**

uPVC double glazed window. The kitchen area is fitted with a range of eye level and base units with adjoining roll top edge working surfaces incorporating

a stainless steel single drainer sink unit with mixer tap. Built-in electric oven, ceramic induction hob with hood over and extensive ceramic tiled splashbacks. Tiled floor with underfloor heating. Doors off to:-

#### **'COBBLING' BEDROOM ONE 8' 7" x 8' 5" (2.61m x 2.56m)**

Double glazed window to the living room. Inset spotlighting, two wall lights and two built-in wardrobes. Tiled floor with underfloor heating.

#### **'COBBLING' BEDROOM TWO 8' 7" x 5' 8" (2.61m x 1.73m)**

Tiled floor incorporating underfloor heating and wardrobe. Spotlighting.

#### **'COBBLING' SHOWER ROOM**

Close coupled WC, wall mounted wash hand basin and corner shower enclosure with plumbed shower. Full ceramic tiling to walls, ceramic tiled floor, towel radiator and spotlighting.

#### **LETTING UNIT TWO - CARN BREA**

uPVC double glazed French doors opening to:-

#### **'CARN BREA' LIVING ROOM/KITCHEN 17' 11" x 10' 7" (5.46m x 3.22m) L-shaped, maximum measurements**

Kitchen area having a range of eye level and base units with adjoining roll top edge working surfaces incorporating a stainless steel single drainer sink unit with mixer tap. Electric oven with ceramic hob over, inset spotlighting and radiator.

Door to:-

#### **'CARN BREA' BEDROOM 17' 9" x 8' 7" (5.41m x 2.61m) maximum measurements**

uPVC double glazed window to the living space. Inset spotlighting and radiator.

Door to:-

#### **'CARN BREA' EN-SUITE SHOWER ROOM**

Corner shower enclosure, close coupled WC and wall mounted wash hand basin. Ceramic tiled walls, ceramic tiled floor and towel radiator. Inset spotlighting.

#### **OUTSIDE FRONT**

To the front of the property there is a raised, extensive lawn with tarmacadam driveway and turning area giving additional parking if required and leading to the detached garage. Pedestrian access leads to the side of the property where there is a courtyard by the entrance to the annexe and then pedestrian access leads to the rear.

#### **DOUBLE GARAGE 19' 3" x 17' 7" (5.86m x 5.36m) maximum measurements**

Generous in size with an automatic roller door to the front and having power, light and water connected. 'Belfast' sink and uPVC double glazed courtesy door to rear.

#### **REAR GARDEN**

The rear garden is enclosed and on two levels, immediately to the rear of the main house there is a paved and decked patio with a block built wood store, this space is ideal for outside entertaining and offers a high level of privacy. There is an external water supply and at the rear of the garage is a further paved space and pedestrian access to the front. One will find a further raised, mainly lawned garden in front of the letting units and each letting unit has the benefit of its own patio.

#### **SERVICES**

Mains water, mains drainage and mains electric. **AGENT'S NOTES**

Please note, the Council Tax band for the property is band 'C'. We are advised that the annexe to the property can be rented under the government 'rent a room scheme' yielding up to £7,500 per annum tax free per year and that the holiday lets have potential earnings in the region of £24,000 per year.



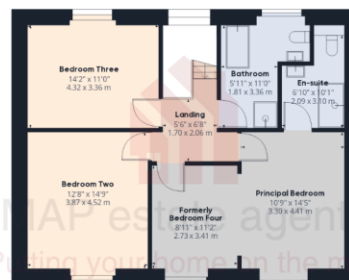


## MAP's Top reasons to view this home

- Detached former farmhouse
- Three bedrooms with principal en-suite
- Lounge and dining room
- Kitchen/breakfast room
- Large utility and a cloakroom
- Attached one bedroom annexe
- Two holiday letting units
- Fully double glazed with LPG gas heating
- Ample parking and large garage
- Garden with patios to rear



Ground Floor Building 1



Floor 1 Building 1

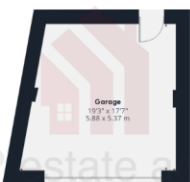
Approximate total area<sup>†</sup>  
3276.16 ft<sup>2</sup>  
304.37 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

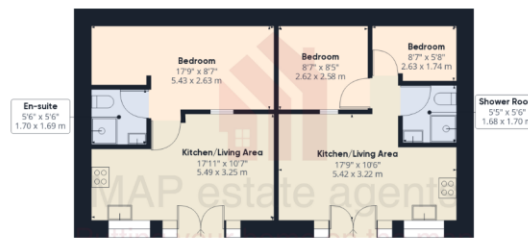
Excluding balconies and terraces

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



Ground Floor Building 2



Ground Floor Building 3

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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