



MAP estate agents
Putting your home on the map

Kehelland, Camborne

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Camborne 3 miles | Gwithian 3 miles | Penzance 18 miles | Truro 19 miles | Newquay Airport 30 miles | Exeter (M5) 99 miles
(Distances are approximate)

Occupying a delightful valley position on the outskirts of the picturesque hamlet of Kehelland is this beautifully presented detached family home constructed approximately nine years ago with seven plus acres of land with gardens, stream and a pond.

Lounge | Conservatory | Kitchen/diner | Four bedrooms (Principal en-suite) | Boot room | Garage | Driveway parking | Gardens to front and rear | Utility | Land extends to 7.5 acres or thereabouts

Offers in Excess of £1,250,000
Freehold



Property Introduction

Approached by a private lane with access to the property via an electric gate, a sweeping driveway leads to a detached garage with additional carport and further parking. From the south elevation the property enjoys a delightful rural aspect extending to the side elevation overlooking the formal gardens and additional parkland style grounds in the region of seven and a half acres abutting a natural stream which feeds into a lake making this a truly one-off opportunity for buyers looking for their own private space.

This tranquil setting also has the convenience of being within close proximity to the north coast as well as the A30, approximately ten minutes driving distance away. With its commanding elevated position, Goonzoyle Farm was constructed approximately nine years ago with great attention to detail and a quality finish is evident with exposed granite to the exterior and an impressive entrance hallway with oak staircase just two of the features the property has to offer.

In brief, the accommodation comprises of a feature lounge with wood burner, sitting room, wet room, generous kitchen diner with integrated appliances, separate utility room, boot room, walk in larder, conservatory while to the first floor are four further bedrooms, one having a jack and jill style bathroom, family bathroom and the principal bathroom having an en-suite plus large walk-in dressing room.

Externally can be found a freezer room with adjoining cloakroom, double garage with gateway giving access to the extensive gardens and grounds.

Location

Kehelland is a small rural hamlet located in an 'Area of Outstanding Natural Beauty', north west to the town of Camborne.

It is ideally situated for access to the beautiful and majestic north coast famed for its dramatic rugged coastline and

breathtaking views and has excellent surfing beaches on the door step, such as Gwithian. The maritime town of Falmouth offers excellent sailing waters and has an excellent reputation being an ideal coastline for water sports as well as being home to the maritime museum.

The cathedral city of Truro lies approximately nineteen miles distant, this being the main shopping centre in Cornwall, with its interesting Georgian architecture together with its cobbled streets and three spired cathedral making it a popular destination for visitors looking to explore our small city.

The main A30 trunk road is situated nearby, therefore making access to and from the county that much easier, along with a main land railway station to London Paddington located at Camborne.

ACCOMMODATION COMPRISES

Double glazed door to:-

ENTRANCE HALLWAY

Bespoke feature oak staircase giving access to the first floor with intermittent metal spindle contrasting against the natural wood, radiator, walk-in storage cupboard with shelving. Door to:-

LOUNGE 25' 3" x 15' 1" (7.69m x 4.59m) maximum measurements

A spectacular room with two double glazed windows to front elevation overlooking the garden, feature multi-fuel burner set in an impressive granite floor to ceiling fireplace for heating the hot water in conjunction with the oil fired boiler in the boot room, raised hearth, two radiators, glazed door giving access back into the hallway.

SITTING ROOM 16' 1" x 12' 10" (4.90m x 3.91m)

Double glazed window to rear elevation, radiator, walk in storage cupboard.

WET ROOM

Double glazed window to rear elevation, shower with shower screen, close coupled WC, double circular vanity unit with storage cupboard and drawers under, illuminated mirrors over, chromed heater towel rail, tiled walls and floor, shaver point.

UTILITY ROOM 12' 11" x 9' 8" (3.93m x 2.94m)

Double glazed door and window, single sink unit, double storage cupboard under, further variety of base and wall mounted storage cupboards, work surfaces, radiator, tiled flooring.

LOBBY

Tiled flooring. Access to:-

WALK-IN LARDER 5' 9" x 5' 7" (1.75m x 1.70m)

Tiled floor, worktops and shelving.



BOOT ROOM 10' 2" x 9' 6" (3.10m x 2.89m)

Double glazed window to rear elevation, boiler, variety of base and wall mounted storage cupboards, tiled floor, radiator and glazed door to lobby. Oil fired boiler servicing hot water and radiators.

KITCHEN/DINER 29' 7" x 16' 3" (9.01m x 4.95m)

An impressive entertaining space with uPVC double glazed windows to front and side elevation, large feature Belfast style sink with 'Quooker' tap, good range of base and wall mounted storage cupboards, with 'Rangemaster' five ring stove, five ring hob over with attractive splashback and extractor over, under cupboard lighting, granite work surfaces, tiled floor, feature centre island with large granite top and variety of drawers and cupboards under. Two radiators.

CONSERVATORY 17' 7" x 15' 3" (5.36m x 4.64m)

Double glazed doors to exterior, from here you get an excellent view of the gardens and the extending grounds, tiled floor, radiator, doorway giving access to balcony. Returning to hallway, stairs to:-

FIRST FLOOR LANDING

A gallery style first floor landing with double glazed window

to front elevation, radiator, access to loft and storage cupboard with water tank. Doors off to:-

BEDROOM FOUR 15' 1" x 12' 8" (4.59m x 3.86m) maximum measurements

Double glazed window to front elevation with views. Radiator and double wardrobe.

BEDROOM TWO 16' 2" x 13' 0" (4.92m x 3.96m)

Double glazed window to rear elevation. Radiator. Access to:-

JACK AND JILL WET ROOM

Walk-in shower and shower screen, double glazed window to rear elevation, close coupled WC, double circular wash hand basins with built in storage cupboards under, illuminated mirror over, tiled floor and walls, shaver point and chrome heated towel rail.

BEDROOM THREE 15' 0" x 12' 6" (4.57m x 3.81m)

Double glazed to front elevation with views. Radiator, built in double wardrobe and separate shelved wardrobe.

PRINCIPAL BEDROOM ONE

Being the principal bedroom of the house, double glazed

French doors accessing a Juliette style balcony, two double glazed windows to side elevation enjoying rural views, two built-in single wardrobes and two radiators. Access to:-

EN-SUITE SHOWER ROOM

Freestanding claw footed bath, walk-in shower and shower screen, two wash hand basins with built in storage cupboards and drawers under, tiled floor and walls, close coupled WC, chrome heated towel rail, uPVC double glazed window to side elevation and shaver point.

WALK-IN DRESSING ROOM

Built-in shelving and passage way leading through to a generous room with two triple built-in wardrobes with central mirror, radiator and double glazed window to rear elevation.

BATHROOM

Window to rear elevation. Stand alone bath with mixer tap and shower attachment, wash hand basin with cupboard below and cupboard to side and low level WC. Two toned tiled walls. Heated towel rail.

OUTSIDE FRONT

The property is approached via a private lane which gives access to an electric operated gate with sweeping concrete driveway leading to the property with mature shrubs abutting the drive. Detached from the property is a double garage. Adjoining the garage are additional parking facilities as well as car port with solar panels over. Accessed from the front is a useful:-

GARDEN STORAGE

Garden storage located directly beneath the property.

DOUBLE GARAGE

Electric up and over door with power connected, two double glazed windows and pedestrian doorway.

OUTSIDE REAR AND GARDENS

Located to the rear of the property is also a useful freezer room with double glazed door and window, double stainless steel sink unit with mixer tap, plumbing for automatic washing machine. Adjoining this is an external WC with wash hand basin, close coupled WC and storage cupboard. Double gates from here access to a drying area which overlooks a three-tiered gravelled garden, leading round the conservatory to a balcony overlooking the front gardens. From here steps descend down to a feature pergola with mature climbers. The front garden is laid mainly to lawn and offers a good variety of more shrubs and trees such as magnolia with abutting stream which feeds into a lake with a fishing platform. In total the gardens and grounds are in the region of seven and a half acres and are immaculately kept with a good range of trees making this an absolute delight and truly a one-off location.

SERVICES

Private water, mains electricity and private drainage.

AGENT'S NOTE

The Council Tax Band for this property is Band 'F'.

DIRECTIONS

Proceeding off the A30 take the A3047 at the next roundabout take the second exit and proceed for approximately 1 mile, turning first right sign posted Kehelland, proceed through the village and out the other side and continue eventually taking the sharp right-hand turn, follow the road a short distance where a track is on the right-hand side just before the road bearing to the left. Continue on this track where eventually you will arrive at the property. If using What3words: initiated.winning.charts





MAP's

Top reasons to view this home

- Beautifully presented detached country residence situated in a pretty valley setting close to the north coast
- Four bedrooms (principal with en-suite and dressing room)
- Four bathrooms
- Large fully fitted family kitchen/diner with integrated appliances
- Feature lounge with wood burner, sitting room and conservatory
- Double garage plus car port
- Utility room and boot room
- Presented to an exceptional standard throughout enjoying delightful rural views
- Approximately 7.5 acres of gardens and grounds including a naturally fed lake
- Approached via a quiet country lane



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

4752.15 ft²

441.49 m²

Reduced headroom

13.54 ft²

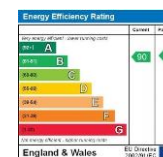
1.26 m²



Floor 2 Building 1



Ground Floor Building 2



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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