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Wheal Damsel Road, Carharrack, Redruth



## Wheal Damsel Road, Carharrack

Redruth 3 miles | Portreath (north coast) 7 miles | Truro 8 miles |  
Falmouth (south coast) 8 miles | Newquay Airport 22 miles |  
Plymouth 71 miles | Exeter M5 94 miles (Distances are approximate)

Situated in a rural location on the outskirts of the village of Carharrack, 'Gershoms Ark' is an Eco style detached bungalow which was completed to our vendors exacting specifications in October 2024.

Entrance hallway | Lounge/Dining/Kitchen area | Utility | Two bedrooms Jack and Jill bathroom | Cloakroom | Stable block | Gardens to three sides | Parking | Gardens and land of approaching 4.7 acres

**Guide Price £730,000**  
**Freehold**





## Property Introduction

The property features an amazing living and combined kitchen space with a triple aspect and enjoys far reaching rural views across its own land.

There is a comprehensively equipped kitchen which gives access to a utility room and both bedrooms are double in size and share a contemporary design 'Jack and Jill' en-suite bathroom, which is in a wet room style. The design includes vaulted ceilings with exposed beams and the property is off grid for electricity which is generated by an extensive array of solar panels that charge a 6.5 kilowatt battery pack, with additional power generated heating the domestic hot water. Should it be required, a generator automatically cuts in if additional power is required to supply the property. Heating is provided by an LPG gas boiler supplying radiators.

The land which surrounds the property is divided into formal gardens, a wooded copse and extensive vegetable garden with polytunnel and chicken coop with run and approaches 4.7 acres.

The vegetable garden has a bore hole which is not used for domestic water and there is the potential to acquire an additional two paddocks amounting to 1.6 acres by separate negotiation.

At the entrance to the property there is a stable block which formed part of the original planning consent and allows for the conversion to a gym with kitchen area and shower room with WC.

In summary, a stunning property offering a high level of independence and self sufficiency, viewing our interactive virtual tour is strongly recommended prior to arranging a close inspection.

## Location

Located off Wheal Damsel Road, the property lies between the village of Carharrack and the ancient site of Gwennap Pit which is at Busveal.

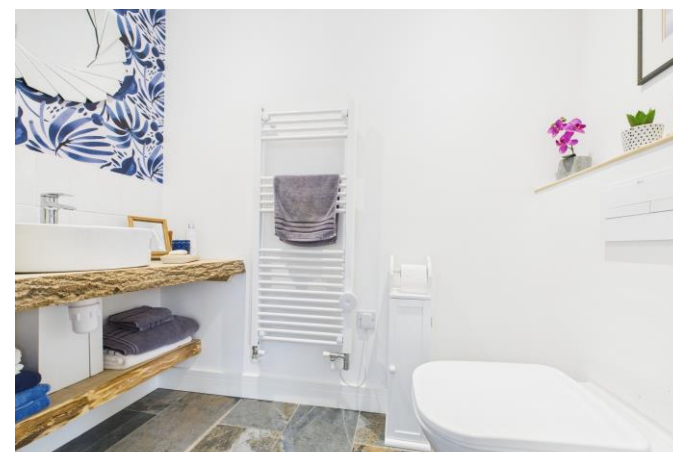
Convenient for access to the major towns of Redruth, Falmouth and Truro, there is also the nearby villages of St Day and Lanner.

Country walks pass through the area as does the coast to coast footpath linking Portreath to Devoran.

The nearest major town of Redruth is noted for its ancient mining history and there is a mainline railway station with direct links to London Paddington and the north of England. The A30 trunk road runs to the north of the town.

Truro, the administrative and cultural centre of Cornwall is within a short commute as is the south coast university town of Falmouth.

Newquay Airport, which is within 22 miles, offers internal flights within the UK and external flights to Europe.





## ACCOMMODATION COMPRISES

Composite entrance door opening to:-

### HALLWAY

Vaulted ceiling. Riven slate effect porcelain tiling to the floor and with an airing cupboard containing a copper cylinder. Archway through to:-

### OPEN PLAN LIVING SPACE

#### LOUNGE/DINING AREA 22' 3" x 17' 3" (6.78m x 5.25m)

Enjoying a dual aspect with double glazed patio doors opening to the rear and side with a uPVC double glazed window to the rear and a double glazed window to the rear and a double glazed skylight. Vaulted ceiling, wood burning stove and slate effect porcelain tiled floor. Radiator and inset spotlighting.

#### KITCHEN 12' 0" x 10' 9" (3.65m x 3.27m)

Again enjoying a dual aspect with uPVC double glazed windows to the front and side. Fitted with a contemporary style range of eye

level and base units having adjoining square edge thin resin working surfaces featuring an inset colour coordinated sink unit with mixer tap. There is a complementary island unit with square edge thin resin working surfaces and featuring an integrated microwave. 'Rangemaster Professional Plus 90' stove with five burner LPG hob and electric oven. Integrated fridge/freezer. Vaulted beamed ceiling. Vertical panelled oak door opening to:-

#### UTILITY 7' 6" x 7' 2" (2.28m x 2.18m)

uPVC double glazed window to the front. Fitted with a range of base units having adjoining thin square edge resin working surfaces and featuring an inset one and a half bowl stainless steel sink unit with mixer tap. Space and plumbing for an automatic washing machine and tumble dryer, integrated dishwasher and wall mounted 'Baxi' LPG combination gas boiler. Radiator and slate effect porcelain tiled floor. 6.5 kilowatt battery storage pack.

Returning to hallway, vertical oak panelled doors open off to:-

### CLOAKROOM

Concealed cistern WC, natural wood counter top with circular wash hand basin with mixer tap and towel radiator. Inset spotlighting.

#### BEDROOM ONE 15' 6" x 10' 4" (4.72m x 3.15m) plus door recess

uPVC double glazed French doors to the rear and double glazed 'Velux' roof light. Laminate flooring, vertical radiator and access to loft space which has power and light connected plus a uPVC double glazed window to the gable end. Vertical panelled oak door to:-

### JACK AND JILL WET ROOM

uPVC double glazed window to side. Fitted with vanity wash hand basin with mixer tap, close coupled WC and slimline panelled bath. To one end there is a tiled shower enclosure which is in the wet room style and has a plumbed rain head shower, there is extensive ceramic tiling to walls, inset spotlighting and a towel radiator. Vertical panelled oak door to:-

#### BEDROOM TWO 11' 5" x 7' 8" (3.48m x 2.34m)

uPVC double glazed window to the front. Laminate flooring, vertical radiator and inset spotlighting. Door through to hallway.

### OUTSIDE

The property is approached via double opening gates which lead to an extensive gravelled driveway/parking area and is complemented by an extensive lawned garden which has been planted with shrubs. To one side there is a stable block which is ideal for storage and has planning to convert into a gym with kitchen area and shower room/WC. Leading off from the parking area, double gates open on to further gravelled parking space/storage space and leads to the vegetable garden which has an extensive range of raised beds, a polytunnel and there is a chicken run with coop. Water is supplied to the vegetable garden via a borehole with a submersible pump, there is a gravelled seating area which enjoys far reaching rural views, a timber potting shed and a building housing the standby generator.

### REAR GARDEN

To the rear of the bungalow there are largely lawned gardens which are very much a blank canvas for keen gardeners, the garden slopes down towards the boundary wall and there is copse which has been designed for outside entertaining and has a fire pit whilst there is also a recently planted formal garden with natural flowers and plants.

### AGENT'S NOTES

As previously mentioned the land with Gershoms Ark connects with a further two paddocks which could well be available for purchase by separate negotiation and amounts to 1.6 acres in size with its own separate access. The Council Tax band for the property is band 'A'.

### SERVICES

The property benefits from mains water, there is a private drainage system using a septic tank and soak away and it should be noted that the property is not connected to the National Grid.





Energy Efficiency Rating		
Energy efficiency class (lower rating costs)	Current	Potential
A (91-101)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
England & Wales		
EU Directive 2002/91/EC		



## MAP's Top reasons to view this home

- Eco style detached bungalow
- Two bedrooms
- Jack and Jill bathroom
- Open plan lounge/kitchen/dining area
- Cloakroom
- Gardens to three sides
- Parking and land approaching 4.7 acres
- Stable block with planning for conversion
- Solar panels for electricity
- Rural views

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)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)  
[www.mapestateagents.com](http://www.mapestateagents.com)

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