



MAP estate agents
Putting your home on the map

Kew Carn
Voguebeloth, Redruth

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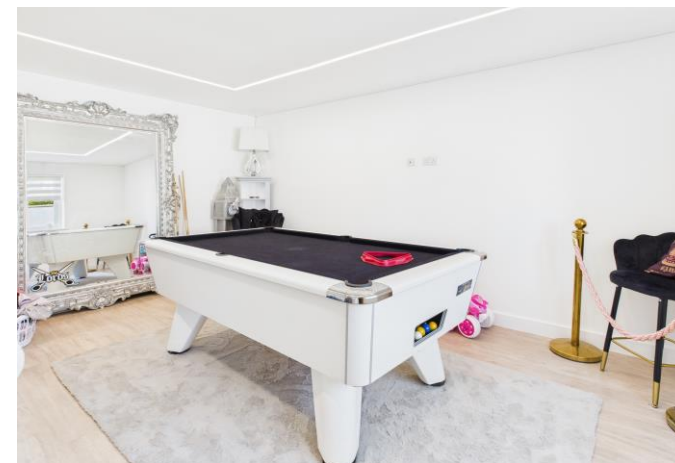
Voguebeloth, Illogan

Portreath (north coast) 2.5 miles | Redruth 3 miles | Camborne 3.5 miles | Truro 12 miles | Falmouth (south coast) 14 miles | Newquay Airport 22 miles | Plymouth 63 miles | Exeter M5 95 miles
(Distances are approximate)

This outstanding executive home (built in 2022) has been carefully designed to an outstanding specification with an extensive use of natural materials together with the highest of insulation qualities, offering a great and easy to maintain home.

Galleried entrance hallway | Open plan kitchen/dining/living space | Games room/bedroom six | Study/ground floor bedroom five | Ground floor cloakroom | Four further first floor bedrooms, principal bedroom with en-suite | Family bathroom | Landscaped gardens and paviour parking

£625,000
Freehold



Property Introduction

The first impression that you get when you enter the reception galleried hallway is quite stunning. The high cathedral ceilings create a very special feeling of space and there are so many features.

Continuing through there is a good-sized living room with LED ceiling lighting, a separate study could also be used as a ground floor bedroom and then a fabulous ten metre fully fitted bespoke kitchen/family room with an excellent range of modern contemporary colour co-ordinated units with quality 'Neff' integrated appliances. A full length glass door opens to the sun terrace/patio and the room is finished off with a contemporary log burner and LED ceiling mood lighting.

On the first floor the glass and oak galleried landing with high ceilings provides access to the four sized bedrooms, one being ensuite with high end fittings and a great family bathroom with shower and bath.

Externally is a really lovely landscaped garden which is private having established fenced boundaries.

To the front is paviour parking for four cars and access on both sides of the property leads to the rear garden via two gates. There is room for a storage shed, plenty of external lighting and galvanised rain goods plus boiler room with separate door.

The south facing enclosed garden provides a good degree of privacy and is another real feature of this great home, being level with a large sun terrace/patio perfect for outdoor entertaining and again have external lighting plus a power outlet.

Location

Situated in a quiet residential location, nearby one will find the centre of the village of Illogan where there are a range of convenience stores, GP surgeries, a well-respected public house which serves food and within two miles is a wide selection of out-of-town shopping outlets at Pool.

Redruth, the nearest major town, is two miles away and offers a comprehensive range of local and national shopping outlets, banks, a Post Office and a mainline Railway Station which connects to London Paddington and the north of England.

Truro, the administrative and commercial heart of Cornwall, is within twelve miles and the north coast at Portreath is only two and a half miles distant.

ACCOMMODATION COMPRISES

Contemporary solid door with adjoining glass panels opening to:-

GALLERIED ENTRANCE HALL 18' 4" x 7' 7" (5.58m x 2.31m) maximum measurements

A fabulous light filled galleried reception hall - a real statement with high ceilings. Bespoke oak staircase with glass panels rising to first floor. Access off to:-



GAMES ROOM/BEDROOM SIX 15' 9" x 12' 11" (4.80m x 3.93m)
Feature LED ceiling lighting. uPVC window to front.

GROUND FLOOR BEDROOM FIVE 12' 11" x 9' 1" (3.93m x 2.77m)
Feature LED ceiling lighting. uPVC window to the front.

CLOAKROOM
Close coupled WC and wash hand basin.

OPEN-PLAN KITCHEN/LIVING ROOM 34' 4" x 14' 11" (10.46m x 4.54m) maximum measurements
One of the best we have seen. This outstanding room has two sets of sliding doors leading out to the garden. Well designed with an excellent range of colour coordinated bespoke units with both base

and eye level units. The integrated appliances are 'Neff' and feature a halogen hob, extractor built-in to the work surface, two ovens, fridge, freezer and dishwasher. Central feature breakfast bar with cupboards below. Contemporary log burner. LED ceiling lighting.

FIRST FLOOR GALLERIED LANDING
A feature landing with fabulous window to the front and featuring high ceilings and oak and glass balustrade. Radiator. Doors off to:-

BEDROOM ONE 12' 11" x 10' 0" (3.93m x 3.05m) plus window recess
uPVC window to front, Carpeted and radiator.

EN-SUITE SHOWER ROOM
Beautifully finished having a large walk-in shower with waterfall

shower head and second hose, wash basin and WC. Feature contemporary towel rail. Heated mirror. Fully tiled.

BEDROOM TWO 13' 7" x 12' 11" (4.14m x 3.93m) plus window recess
Great views to Carn Brea monument. uPVC window to rear Carpeted and radiator.

BEDROOM THREE 12' 11" x 8' 8" (3.93m x 2.64m) plus window recess
uPVC window to front, Carpeted and radiator.

BEDROOM FOUR 12' 11" x 7' 10" (3.93m x 2.39m) plus window recess
uPVC window to rear. Ceiling light. Carpeted and radiator.

OUTSIDE
There are delightful landscaped gardens offering lots of privacy. To the front a brick paviour driveway provides parking for four cars. Privacy fencing and gates with access to the rear garden. Lots of space for storage shed if needed.

SERVICES
Mains water, mains drainage and mains electric.

AGENT'S NOTE
The Council Tax band for the property is band 'B'.

DIRECTIONS
From the double mini roundabout at the end of Paynters Lane, turn right with 'Morrisons' supermarket on left-hand side and proceed along Bassett Road. Kew Carn will be identified on left-hand after Homecroft Surgery. If using What3words:flanks.airliners.beams

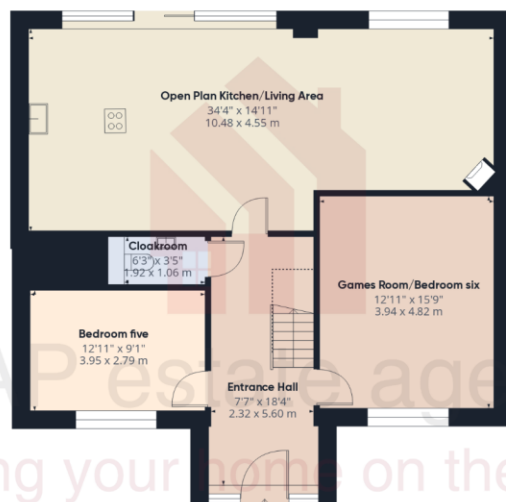


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

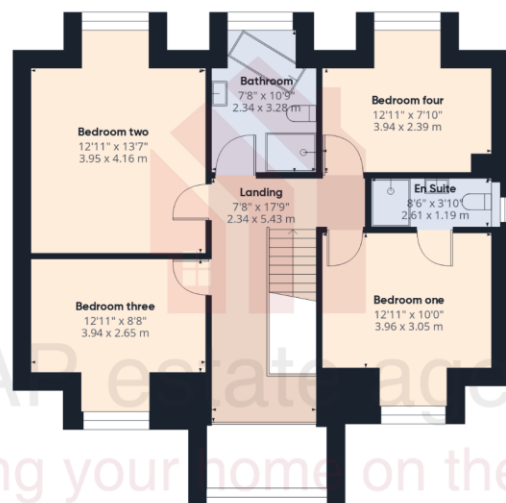


MAP's Top reasons to view this home

- Contemporary detached house
- Four/five bedrooms - bedroom one en-suite
- Family bathroom and ground floor cloakroom
- Open plan kitchen/dining/living room,
- Fabulous glassed galleried entrance
- Galleried landing
- Paviour parking
- Fabulous sun terrace in rear garden
- Eco friendly heating (underfloor to ground floor)



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1800 ft²
167.1 m²

Reduced headroom

18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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
www.mapestateagents.com

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