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**Kehelland,
Camborne**

Guide Price £425,000
Freehold





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Property Introduction

This individually designed and built modern home offers well proportioned light and airy accommodation throughout. At ground level there is a generous living room with log burning stove and one wall boasting three most attractive stained glass windows. An archway leads through to the sleek kitchen/diner which has French doors on to the rear garden. Upstairs there are three double bedrooms, a bathroom and further shower room all fitted with stylish and contemporary sanitary ware.

With driveway parking, a garage and a low maintenance wrap around garden, and set within the beautiful hamlet of Kehelland, we urge you to view at the earliest opportunity to see all that 'The Orchard' has to offer.

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, seventeen miles distant, offers excellent sailing waters and has an excellent reputation of being an ideal coastline for water sports as well as being home to the maritime museum.

The Cathedral city of Truro lies approximately sixteen 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

Glazed screen patio terrace seating area leading to a wooden front door with a stained glass inlay to the :-

LIVING ROOM 23' 11" x 9' 8" (7.28m x 2.94m)

A most attractive light and airy living space with three Charles Rennie Macintosh inspired stained glass windows to one wall and complete with a woodburning stove for those cosy winter evenings in. Radiator. Two double glazed windows to the front. Range of understairs shelving cupboard. Television point. Wood effect flooring. Archway to :-

KITCHEN/DINER 24' 0" x 9' 7" (7.31m x 2.92m)

Fitted with a stylish range of matching grey wall and 'shaker' style base cupboards with granite worksurfaces over. One and a half bowl composite sink unit with mixer tap over. Integrated fridge/freezer and dishwasher. Walk in pantry cupboard (formerly a cloakroom, plumbing in situ if required). Two radiators. Double glazed window and French doors to rear. Further double glazed panel door to side.

From living room, stairs rising to :-

LANDING

Double glazed window to the front. Radiator. Smoke alarm. Doors to :-

BATHROOM

Fitted with a contemporary white suite comprises a 'P' shaped bath with mains fed shower and screen over, close coupled wc and wash handbasin inset to vanity unit. Heated towel rail. Complementary wall tiling. Double glazed window to the rear.

SHOWER ROOM

Double shower enclosure with glazed screen housing mains fed shower unit. Modern white suite comprising close coupled wc and wash handbasin inset to vanity unit. Heated towel rail. Double glazed window to rear.

BEDROOM ONE 9' 8" x 9' 7" (2.94m x 2.92m)

Double glazed window to the front. Radiator. Built-in double wardrobe.

BEDROOM TWO 9' 7" x 9' 6" (2.92m x 2.89m)

Double glazed window to the rear. Radiator.

BEDROOM THREE 9' 6" x 9' 1" (2.89m x 2.77m)

Double glazed window to the front. Bulkhead storage cupboard. Radiator.

OUTSIDE

To the front of the property there is driveway parking and a most pleasant screened patio ideal for watching the world go by. The front garden is mainly laid to patio for ease of maintenance. The side garden is laid to lawn and wraps around to the rear where there is a courtesy door to the :-

GARAGE 17' 3" x 10' 3" (5.25m x 3.12m)

With power and light connected.

SERVICES

The property benefits from mains water, mains electricity. LPG bottled gas. Private drainage system.

AGENT'S NOTES

Please be advised that the Council Tax band for this property is band 'C'.

DIRECTIONS

Travelling along the A30 westbound, take the Camborne West exit and at a roundabout take the second right towards Connor Downs. Take the first turning right signposted Kehelland, turn right again. At a give way junction and after passing the school on your right hand side bear round to the left driving through the village and the property will be seen opposite the car park on your right hand side. If using What3Words :- Woodstove.Small.Tonal

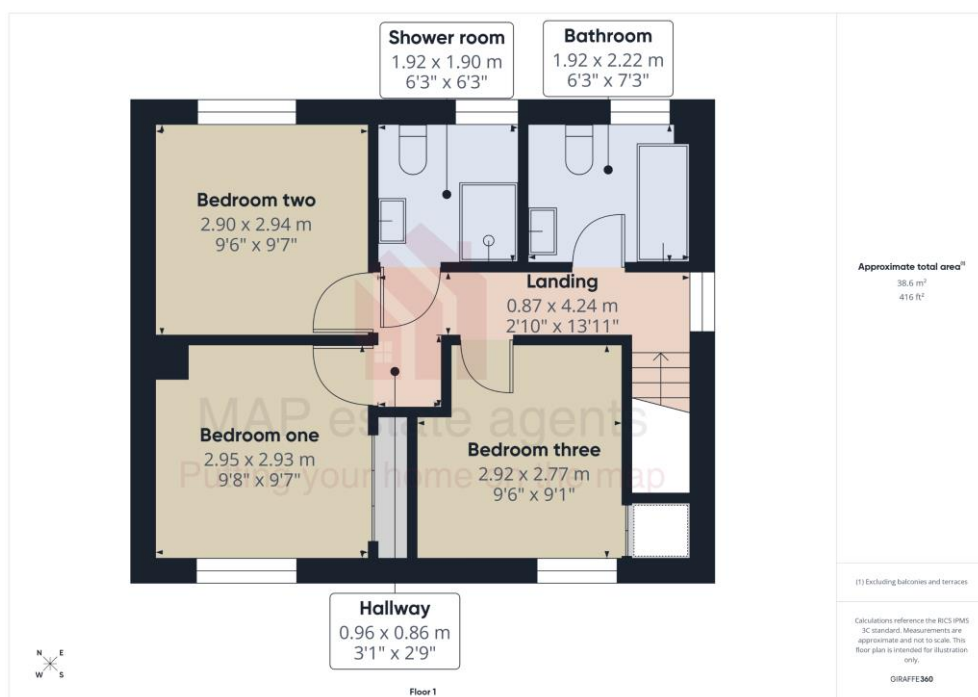
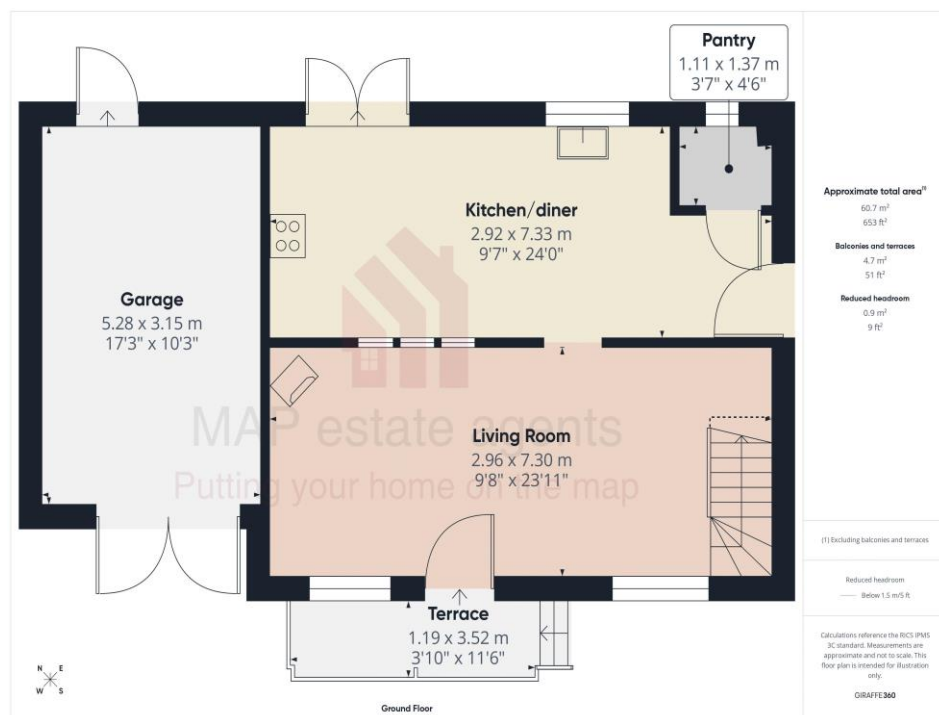


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Bespoke modern home
- Three bedrooms
- Bathroom and shower room
- Garage and driveway
- Manageable gardens
- Double glazed
- LPG gas central heating
- Quiet hamlet location
- Stylish interior
- No chain sale



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01736 322200 (St Ives & Hayle)
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