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**Tehidy Park,
Tehidy, Camborne**

**£425,000
Freehold**





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Property Introduction

Situated within a sought after private development on this exclusive country estate, this Grade II listed terraced house forms part of the former stable block which was converted in the late 1990's.

Offered for sale chain free, there are three double size bedrooms, a dual aspect lounge, dining room and remodelled kitchen/breakfast room. In addition to a family bathroom on the first floor there is a ground floor cloakroom and leading from the landing there is a restricted access store/hobby room. Heating is provided by an LPG gas boiler supplying radiators, the LPG gas being metered from a central supply.

To the outside there is a private enclosed garden to the rear whilst the front overlooks an attractive courtyard, there is a garage and parking in an adjacent block. As an owner on this development, there is unrestricted access to forty two acres of private formal gardens and woodland which includes a sunken garden and walled garden.

Location

Tehidy Park is within a 'stones throw' of Tehidy Country Park and Tehidy Golf Club. The north coast is a short drive away as is access to the A30 trunk road.

The nearest major town, Camborne, which is within three miles is steeped in mining history and offers a range of local and national shopping outlets together with a mainline Railway Station with direct links to London and the north of the country. Falmouth on the south coast, Cornwall's university town, is within thirteen miles and Truro is a similar distance.

ACCOMMODATION COMPRISES

Solid wood stable door opening to:-

HALLWAY

Featuring a recessed turning staircase to the first floor. Laminate flooring and radiator. Vertical panel wood doors open off to:-

LOUNGE 17' 0" x 15' 4" (5.18m x 4.67m) L-shaped, maximum measurements

Enjoying a dual aspect with windows to the front and rear and a glazed door to the rear. Two radiators and three wall lights.

DINING ROOM 15' 4" x 11' 6" (4.67m x 3.50m)

Window to front. Two wall lights, radiator and understairs storage cupboard. Door to:-

KITCHEN/BREAKFAST ROOM 15' 5" x 12' 11" (4.70m x 3.93m)

Window to rear and French doors opening to the side. Recently remodelled with a range of mid-grey 'Shaker' style units having adjoining square edge working surfaces and featuring an inset one and a half bowl sink unit with mixer tap. Complementary upstands, under unit lighting and built-in stainless steel double oven with ceramic hob over and featuring a stainless steel and glass cooker hood. Integrated fridge and freezer, space and plumbing for an automatic washing machine and dishwasher, laminate flooring and inset spotlighting.

CLOAKROOM

Remodelled with a close coupled WC and a wall mounted wash hand basin with mixer tap.

FIRST FLOOR LANDING

Window to the rear enjoying an outlook over woodland. Recessed shelved airing cupboard with radiator. Vertical panelled wood doors opening to:-

BEDROOM ONE 15' 10" x 8' 7" (4.82m x 2.61m) maximum measurements

Porthole window to the front and window to the rear enjoying an outlook over woodland. Two door wardrobe and radiator.

BEDROOM TWO 10' 4" x 7' 11" (3.15m x 2.41m) plus recess

Window to the front enjoying an outlook over the courtyard. Recessed cupboard housing a 'Worcester' LPG gas combination boiler. Two door wardrobe, radiator and access to loft space.

BEDROOM THREE 11' 6" x 9' 3" (3.50m x 2.82m)

Porthole window to the front, again enjoying an outlook over the courtyard. Radiator and access to loft space.

BATHROOM

'Velux' double glazed skylight. Remodelled with a close coupled WC, pedestal wash hand basin and shower bath with plumbed rain head shower over. Extensive ceramic tiling to walls, Victorian style towel radiator.

STORE/HOBBY ROOM 7' 3" x 7' 2" (2.21m x 2.18m) plus recess

Small circular window to the side. This room has restricted access and height, includes shelving and a radiator.

OUTSIDE REAR

The rear garden is enclosed offering a high degree of privacy and is largely lawned with a gravelled seating area immediately off the lounge. There is a range of mature shrubs including Acers and ferns.

OUTSIDE FRONT

To the front the property overlooks the private courtyard for this part of the development which is maintained by the management company.

GARAGE 17' 11" x 8' 9" (5.46m x 2.66m)

Set in an adjacent block with an up and over door and having power and light connected. To the front of the garage there is a parking space for one vehicle.

AGENT'S NOTE

The Council Tax band for the property is band 'E'. Purchasers should be aware that the property has an estate charge of £720.00 per annum which is paid half yearly and covers all of the maintenance of the extensive grounds, outside lighting and road maintenance.

SERVICES

The property benefits from a private metered LPG gas supply, metered water supply, mains electricity and mains drainage.

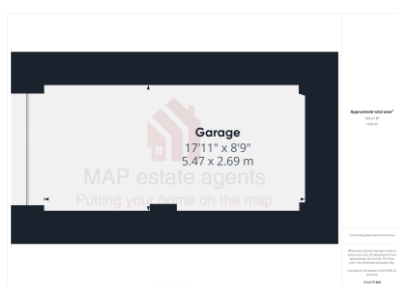
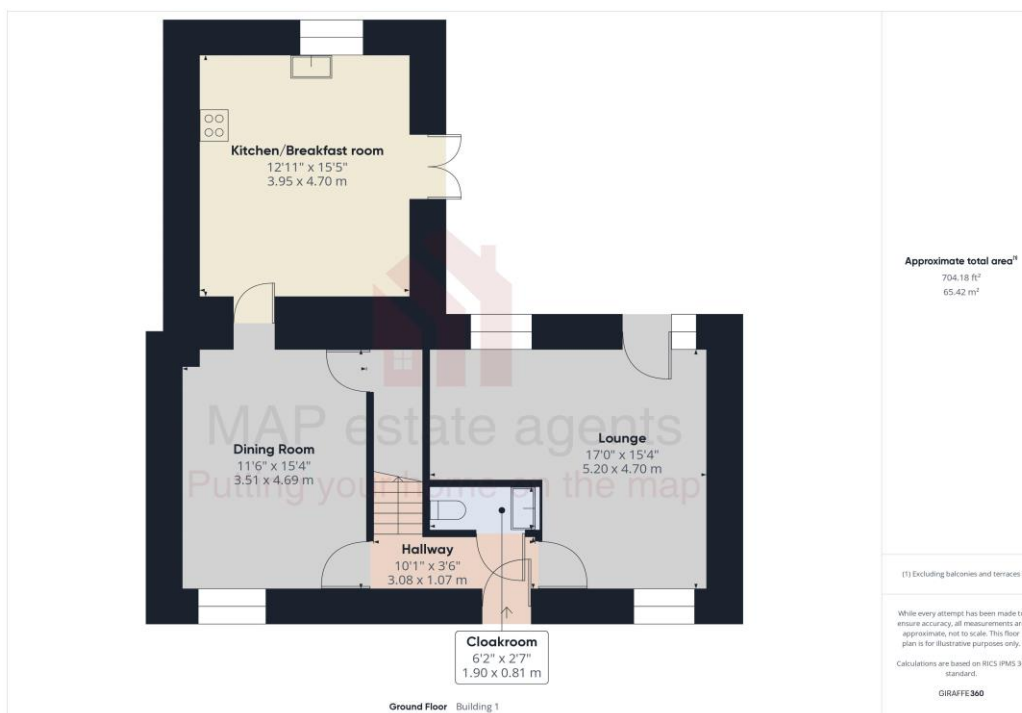


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Grade II listed conversion of former stables
- Private residential development
- Three double size bedrooms
- Dual aspect lounge
- Dining room
- Remodelled kitchen/breakfast room
- Metered LPG gas heating
- Enclosed, private garden to rear
- Garage and parking
- Chain free sale



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