

# camel

H O M E S



## Sunnyside, Sandy Lane

, Trispen, TR4 9BE

Guide Price £825,000





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### The Property

Whether you are searching for a large family home nestled in a beautifully peaceful and rural location along a quiet Cornish country lane, or a property with additional income potential just a short drive from the A30 and A39, this spacious and well-presented four-bedroom home could be the perfect fit for you. The property boasts generous living accommodation and is surrounded by its own immaculately landscaped grounds, bordered by mature trees, while also offering the added benefit of an existing business.

Everything about this property exudes peaceful Cornish living. From the approach to the property, the double-gated entrance, to the expansive grounds that envelop you as you walk around, soaking in the rural ambiance. Upon entering the home, you will find yourself in a property perfectly designed for family living. It features two reception rooms, a well-fitted kitchen/breakfast room, and a separate utility room. The conservatory overlooks the beautifully presented gardens, and there are four double bedrooms. The master bedroom even boasts an en-suite bathroom and dressing room, leaving the family bathroom and ground floor shower room for the rest of the family.

Thanks to the large living room that could easily double as a family room or dining area, and the dining room that lends itself to being used as a ground floor bedroom, along with the presence of a shower room, ground floor living is made easy for those not wishing to negotiate stairs.

Outside, the property offers more than just picturesque gardens. With a generously sized double garage, ample parking, a shower room/WC, a summer house, and electric hook-up for five Camping and Caravan plot

In summary, this impeccably presented family home offers not only spacious grounds but also a strategic location for easy exploration throughout Cornwall. Coupled with the added benefit of an ongoing income due to being part of the Caravan and Camping Club.

### Entrance Hall

20'6" x 5'9" plus 11'11" x 2'9" (6.25m x 1.75m plus 3.63m x 0.84m)

### Living Room

20'6" x 15'8" (6.25m x 4.78m)

### Conservatory

17'1" x 12'3" (5.21m x 3.73m)

### Dining Room

11'6" x 10'0" (3.51m x 3.05m)

### Ground Floor Shower Room

6'8" x 5'9" (2.03m x 1.75m)

### Kitchen/Breakfast Room

18'6" x 12'3" narrowing to 10'0" (5.64m x 3.73m narrowing to 3.05m)

### Utility Room

12'9" x 6'9" (3.89m x 2.06m)

### Landing

### Master Bedroom

15'8" x 13'5" (4.78m x 4.09m)

15'8" x 10'8" Measurements taken at 1.5m in height where there are sloping ceilings.

### En-Suite

7'10" x 5'10" (2.39m x 1.78m)

### Dressing Room

7'7" x 5'10" (2.31m x 1.78m)

### Bedroom Two

14'4" x 10'1" (4.37m x 3.07m)

### Bedroom Three

13'2" x 10'1" (4.01m x 3.07m)

13'2" x 7'8" Measurements taken at 1.5m in height where there are sloping ceilings.

### Bedroom Four

13'2" x 11'2" (4.01m x 3.40m)

13'2" x 7'7" (#Measurements taken at 1.5m in height where there are sloping ceilings.

### Bathroom

7'9" x 5'10" (2.36m x 1.78m)

### Gardens and Outside of The Property

The gardens are laid out to all sides of the property are meticulously landscaped and presented to perfection. They feature a diverse range of elements, including expansive lawns, a designated allotment area, an array of vibrant shrubbery and flower beds, and flourishing fruit trees. Adding to the charm and tranquility of the outdoor space is the presence of a mature tree canopy border, providing shade and enhancing the overall aesthetic appeal. Whether you're seeking a peaceful spot for relaxation or a flourishing space for gardening enthusiasts, these impeccably maintained gardens offer a delightful retreat for all to enjoy.

### Double Garage

25'8" x 16'8" (7.82m x 5.08m)

Electric Roller Doors

### Shower Block

Comprising a shower room and separate W.C

### Summer House

11'0" x 10'0" (3.35m x 3.05m)

Tel: 01872 571454

## Directions

Sat Nav: TR4 9BE

What3words: ///convinced.cuddling.rally

For further help please call Camel Homes.

## Property Information

Age of Construction: 1979's (Assumed)

Construction Type: Brick (Assumed)

Heating: Solar and Air Source Heat Pump

Electrical Supply: Mains

Water Supply: South West Water. Mains

Sewage: Private. Sewage Management Plant

Council Tax: F

EPC: C

Tenure: Freehold

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view

before travelling to see a property.

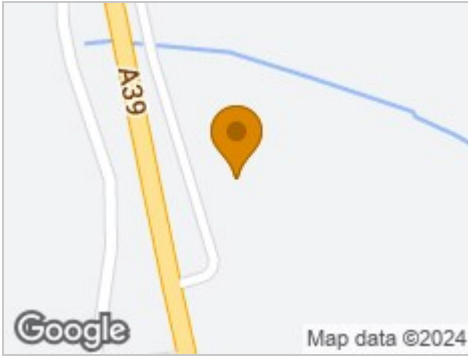
## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





## Road Map



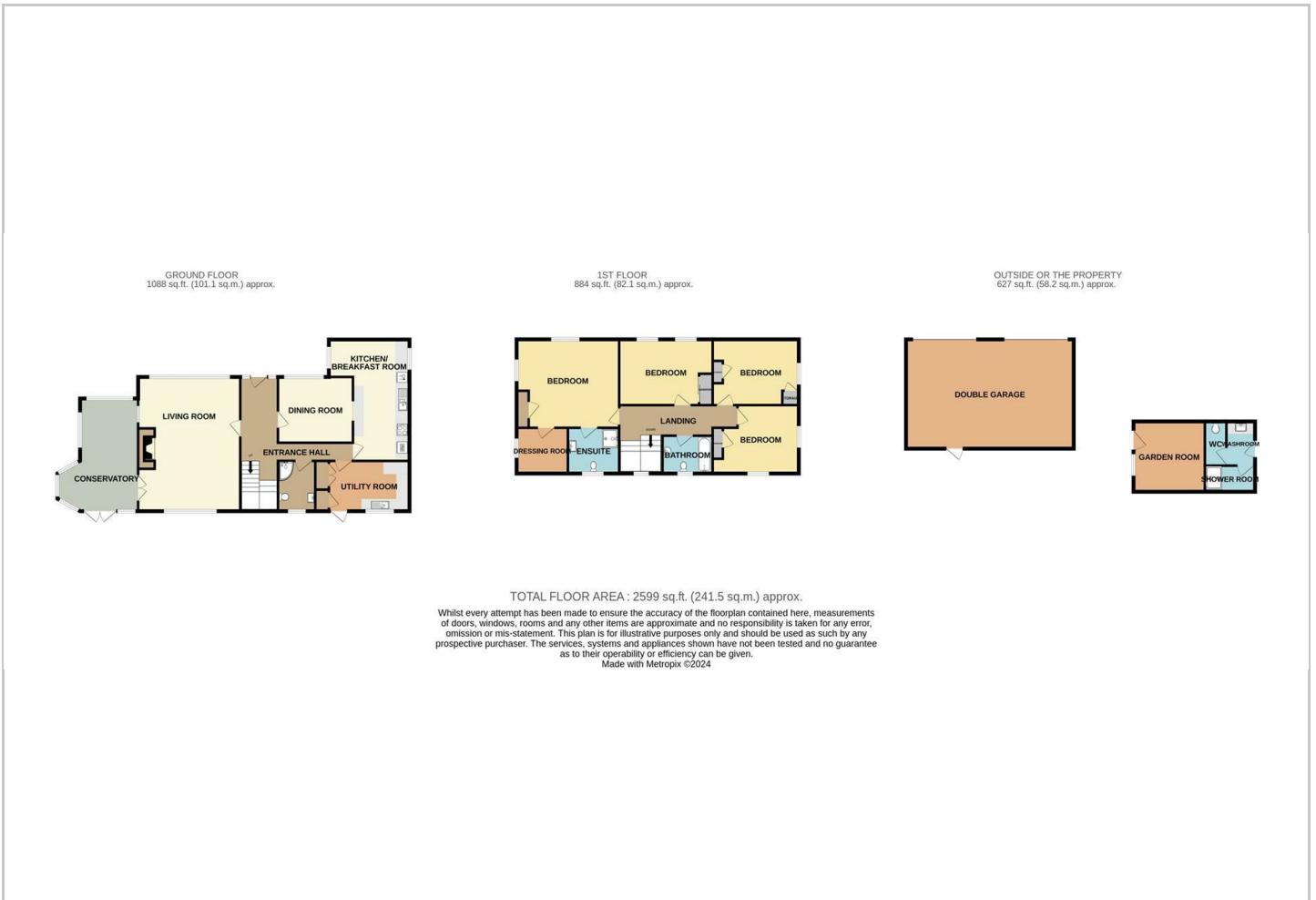
## Hybrid Map



## Terrain Map



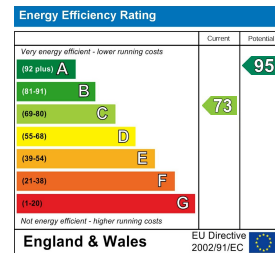
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.