

EST. 1999

C A M E L

COASTAL & COUNTRY



## Hendra House

Lower Rose, Truro, TR4 9PL

Guide Price £565,000





# Hendra House

Lower Rose, Truro, TR4 9PL

Guide Price £565,000



## The Property

A beautifully situated 1980s-built home set within its own secluded grounds. This is the perfect property for anyone dreaming of rural living, but in a modern home with room to extend.

The property currently requires some internal modernisation. Although it is configured as a two-bedroom home, it was originally designed as a three-bedroom property and offers scope to be reconfigured or extended into a spacious three or four-bedroom family home.

In addition to the two bedrooms, there is a family bathroom and a large en-suite on the first floor. On the ground floor, you'll find a kitchen/breakfast room, dining room, sitting room, and living room. There is also a ground floor W.C. and a large integral double garage.

One of the major attractions of this rural home is the expansive gardens, which wrap around three sides of the property. These are thoughtfully divided into multiple areas, including an allotment, wildlife garden, pond, and a patio seating area beneath a colonial-style veranda that overlooks the beautifully landscaped lawned gardens.

Lower Rose is a small hamlet located between Newquay, Truro, and Perranporth. Perranporth is the nearest town for shops, restaurants, schools, and sports facilities, as well as its famous three miles of golden sandy beach. The immediate area surrounding the property offers numerous scenic rural walks.

## Entrance Hall

### Kitchen/Breakfast Room

22'3 x 10'1 (6.78m x 3.07m)

## Dining Room

12'3 x 10'1 (3.73m x 3.07m)

## Sitting Room

15'10 x 8'11 (4.83m x 2.72m)

## Living Room

15'9 x 8'5 (4.80m x 2.57m)

## W.C

4'1 x 3'10 (1.24m x 1.17m)

## Utility Room

10'6 x 6'2 (3.20m x 1.88m)

With cellar access

## Integral Garage

23'2 x 20'8 (7.06m x 6.30m)

## Landing

## Master Bedroom

11'5 x 11'4 (3.48m x 3.45m)

## En-Suite Bath/Shower Room

12'1 x 11'5 (3.68m x 3.48m)

## Bedroom

12'0 x 8'6 (3.66m x 2.59m)

## Bathroom

10'6 x 6'1 (3.20m x 1.85m)

## Gardens

Large lawned gardens that wrap around three sides of the property. These are thoughtfully divided into multiple areas, including an allotment, wildlife garden, pond, and a patio seating area beneath a colonial-style veranda that overlooks the beautifully landscaped lawned gardens.

## Driveway Parking

To the front of the property there is a gated driveway with parking for 4 to 5 cars and access to the gardens and double garage.

Tel: 01872 571454

## Directions

Sat Nav: TR4 9PL

What3words: ///outright.barn.mysteries (QR Code in photos)

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1980s

Construction Type: Block

Heating: Mains Oil

Electrical Supply: Mains

Water Supply: Bore Hole

Sewage: Septic Tank

Council Tax: F

EPC: E49

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



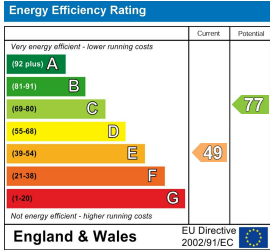
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.