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Tresithney Road, Carharrack | Guide Price £335,000  
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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to have been chosen as the sole selling agent, for this beautifully presented three-bedroom detached bungalow, situated in the popular village of Carharrack. Light and spacious throughout, this home has been lovingly updated by the sellers, with the attention to detail and quality of finish being a great credit to them. With a stunning showpiece kitchen that all your friends will be jealous of, attached garage, off-street parking for multiple vehicles, and a good size rear garden backing onto open countryside – what more could you ask for?

#### The Property

As you approach the property along Tresithney Road, it makes a good first impression, with a low maintenance, well-tended front garden area and tarmacked off street parking for three vehicles leading to an attached garage. Just perfect for growing families with multiple drivers! Or perhaps for someone with a motorhome or boat.

Inside, the accommodation offers a well-thought-out layout that ensures excellent flow, giving prospective buyers plenty of versatility and flexibility. The rooms are bathed in light, thanks to the generously sized windows, a hallmark of homes from this period.

Take a moment to pause in the welcoming entrance hall, where you can remove your boots and hang up your coat. Directly ahead awaits the kitchen, our favourite room in this incredible home. The kitchen is a stunning blend of modern style and functionality, designed with both everyday living and entertaining in mind. Featuring sleek ultra-high gloss grey cabinets, this space offers ample storage, catering perfectly to even the most avid meal preppers. The expansive wood-effect countertops provide plenty of room for meal preparation, while two separate breakfast bar areas make it ideal for the busy, modern lifestyle. Thoughtfully renovated by the sellers, the kitchen showcases elegant white metro-style tile splashbacks and additional built-in storage cupboards, ensuring everything has its place. With its chic design and abundant space, it's a perfect setting to entertain friends and family in style. A door conveniently opens out to the side of the property.

The three bedrooms are beautifully presented and generously sized, providing comfortable retreats for the whole family. One of the bedrooms offers the added luxury of direct access to the rear garden, allowing for a seamless connection to the outdoors. The shower room is elegantly

appointed and exudes modern style, making it a refreshing space to start or end your day. The lounge/diner is a warm and inviting area, perfect for relaxing with loved ones, offering ample space to unwind and enjoy quality time together.

For the environmentally conscious, you'll be pleased to know that the vendors have installed a Valliant air source heat pump heating system.

#### The Outside Space

To the front of the property, you'll find a driveway alongside a charming small garden area. The rear of the home opens up to a fabulous enclosed garden, offering a high degree of privacy—perfect for families with children or pets. The garden features a well-tended lawn, ideal for play and relaxation, and a spacious patio area that's perfect for alfresco dining during the summer months. A handy shed provides additional storage, and the garden's lovely view over the adjacent fields adds to its appeal, creating a serene and picturesque outdoor space.

#### The Location

Carharrack is a historic village in West Cornwall, steeped in rich heritage and charm. The village's name is believed to have originated from its proximity to the ancient pilgrimage trail between Canterbury and St Michael's Mount, serving as a meeting place for travelers and those seeking a dwelling of religious purpose. Today, Carharrack boasts a strong community spirit, with its own football team, Carharrack AFC, who were champions in the Cornwall Combination League during the 2016–17 season. The village's rural setting offers a peaceful lifestyle while still being within easy reach of Cornwall's stunning coastline and vibrant towns.

#### Rooms

Sitting Room - 5.18m x 3.24m max (16'11 x 10'7)  
Kitchen - 4.54m x 3.20m (14'10 x 10'5)

Bedroom1 - 3.29m x 3.27m (10'9 x 10'8)  
Bedroom 2 - 3.75m x 2.43m max (12'3 x 7'11).  
Bedroom - 3.27m x 2.40m (10'8 x 7'10)  
Shower room  
Attached garage - 4.85m x 2.68m (15'10 x 8'7")

#### Useful Information

Council Tax - C  
EPC - 71 C  
Freehold  
Mains electricity, water, and drainage  
Air Source Heat Pump







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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