



- DETACHED 4 BEDROOM RESIDENCE
- LIVING ROOM WITH VAULTED CEILINGS
- GARAGE PLUS DRIVEWAY PARKING
- 3 ENSUITE BEDROOMS, PLUS BATHROOM
- GARDEN ROOM WITH DOUBLE BIFOLD DOORS
- BUILT IN 2008 TO A HIGH STANDARD
- TUCKED AWAY BUT IN CENTRE OF PENDEEN
- EPC - TBC

Description

Hidden away in the centre of Pendeen, this modern, detached home proves that modern houses need not be predictable - instead, this home offers spacious accommodation with a focus on height, light and function.

The entrance has solid French oak flooring, and a central turning staircase leading up to a galleried landing where a Velux window ensures both spaces are bright. Off the hall to one side is the high-end kitchen with sage green cabinetry, solid granite worksurfaces and slate flooring. This space opens in to a dual aspect living room with vaulted ceilings and a central stove.

There are two bedrooms on the ground floor, one being a double bedroom with an ensuite shower room, and further there is a utility room for all laundry appliances that interconnects with the integral garage (currently being used as a home gym). Completing the ground floor, there is a contemporary family bathroom with a freestanding slipper bath.

At the rear of the ground floor is a second sitting room/garden room that is bathed in natural light thanks to a grand roof lantern and two sets of bi-fold doors that lead you out in to the rear garden.

The open landing has a length of in-built storage cupboards and off either end are two large double bedrooms, one with a smart ensuite shower room, and the other with an ensuite WC. Both bedrooms have built-in storage cupboards, and boast a lofty feel with characterful sloping ceilings.

The rear garden has a lower patio/terrace immediately off the 'glass box' garden room, off which are some steps up to a raised garden area that has large beds full of trees, shrubs and roses. At the end of the raised area is a good-size block-built workshop.

Location

Pendeen is a fantastic village with a strong community spirit and much to offer residents. The area has a strong history linked to mining and is in the Cornish Mining World Heritage Site. The village offers a convenience shop, several pubs, a primary school, and various eateries within easy reach.

There is also the Centre of Pendeen; a brilliant resource that is well-used by locals for activities, markets, and festivities. Pendeen is a short walk to the rugged and wild West Cornwall coast.

Ground Floor

ENTRANCE HALLWAY - 13' 6" x 11' 5" (4.14m x 3.49m)



Timber double glazed window and door lead in to a large entrance way with French oak flooring and central turning staircase with Velux over. Radiator.

KITCHEN - 18' 3" x 9' 7" (5.58m x 2.93m) Range of base and wall units with granite worktops and inset composite sink and drainer. Tiled splashbacks. Space for range cooker with extractor over, dishwasher and American-style fridge/freezer. Slate floor. Radiator.

LIVING ROOM - 11' 3" x 17' 10" (3.44m x 5.44m) Dual aspect room with vaulted ceiling and Veux rooflight. Two timber double glazed windows. Multi-fuel stove inset to exposed granite fireplace. Engineered oak flooring. Radiator.

GARDEN ROOM - 16' 0" x 12' 9" (4.88m x 3.91m) (Measured at max)

Bright room with roof lantern and two sets of bi-fold sliding doors leading out to patio garden. Laminate floor. Radiator.

BEDROOM - 11' 11" x 12' 7" (3.64m x 3.85m) Double bedroom with timber double glazed window. French oak floor. Radiator.

ENSUITE SHOWER ROOM - 3' 1" x 9' 0" (0.95m x 2.76m) Shower enclosure with mixer shower, low level WC and wash basin. Tiled surrounds and tiled floor.

BEDROOM - 10' 0" x 9' 1" (3.06m x 2.79m) Smaller double bedroom with timber double glazed window and French oak flooring. Radiator.

BATHROOM - 8' 2" x 5' 8" (2.5m x 1.75m) Freestanding slipper bath, Corner wash basin, low-level WC and heated towel rail. Timber double glazed window (obscured). Slate flooring.

UTILITY - 4' 11" x 21' 2" (1.5m x 6.46m) Range of base and wall units with wooden worktops. Space and plumbing for washing machine and tumble dryer. Timber double glazed window and door to side path. Tiled floor. Radiator.

INTEGRAL GARAGE - 22' 0" x 9' 8" (6.73m x 2.95m) Currently used as a home gym, with timber double doors to the front and timber double glazed window to the side. Radiator.

First Floor

LANDING - 13' 8" x 7' 0" (4.18m x 2.15m) Range of built-in storage cupboards. Velux rooflight. Laminate flooring.

BEDROOM - 15' 7" x 12' 2" (4.75m x 3.71m) (Sloped ceilings)

Dual aspect double bedroom with timber double glazed



window and Velux rooflight. Range of built-in storage cupboards as well as access to eaves storage. Carpet. Radiator.

ENSUITE WC - 4' 5" x 6' 2" (1.36m x 1.89m) Low-level WC and wash basin. Tiled floor.

BEDROOM - 9' 6" x 14' 0" (2.92m x 4.28m) (Sloped ceilings)

Large double bedroom with two large built-in storage cupboards and timber double glazed window. Laminate floor. Radiator.

ENSUITE SHOWER ROOM - 8' 6" x 5' 9" (2.6m x 1.76m) Larger shower cubicle with mixer rainfall shower, enclosed cistern WC and vanity unit with inset wash basin and built-in storage. Velux window. Laminate floor. Heated towel rail/radiator.

Exterior

REAR GARDEN - Paved patio terrace area immediately outside garden room, leading up some steps to a raised gravelled garden area housing the workshop and surrounded by flower beds with shrubs and trees.

WORKSHOP - 7' 10" x 15' 1" (2.41m x 4.6m) Block-built workshop/shed with two timber, double glazed sash windows.

FRONT GARDEN/DRIVEWAY - Gravelled driveway with paved patio area for seating and access to storage shed and garage.

STORAGE SHED - 11' 1" x 13' 5" (3.4m x 4.1m) (Measured at max points)

Storage shed with mains power and timber double glazed doors and single glazed window.

