



Carne



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Quenchwell Road, Carnon Downs, Truro, TR3 6LZ

Truro - 3.5 miles Falmouth - 9 miles

A substantial detached bungalow and annexe with scope to update and remodel, enjoying far reaching views and set amidst mature gardens.

- Three bedroom bungalow
- One bedroom annexe
- Sought after village location
- Garage and parking
- No onward chain
- Perfect for updating
- Freehold
- Council Tax Bands D & A

Guide Price £525,000

SITUATION

Carnon Downs is a highly regarded village, located between Truro and Falmouth. With a thriving local community, it features a mix of traditional cottages and modern homes, making it ideal for families and retirees. The village is steeped in history, once part of Cornwall's mining heritage, and is surrounded by scenic countryside, including the nearby Carnon River Valley through which the Bissoe Trail passes, providing a dedicated cycling and walking route linking the South and North Cornish coasts

Facilities include a well-stocked village shop/post office, dentist, doctors surgery, garden centre and a pub. Both Falmouth and Truro are within easy reach and there is a regular bus service linking the village with numerous local towns. Nearby Devoran fronts onto Restrouguet Creek and is home to the Old Quay Inn.



THE PROPERTY

Available on the open market for the first time, Carne is a spacious and flexibly arranged detached bungalow that now offers scope to update and remodel. Commanding wonderful far-reaching views, the property stands amidst mature gardens and grounds and is a short distance from the village centre.

The main bungalow comprises a sitting room/dining room with great views, a conservatory, kitchen with Shaker style units, three bedrooms and a family bathroom. Attached to the bungalow is an annexe comprising of a kitchen, sitting room, bedroom and bathroom on the ground floor with staircase rising to two useful loft rooms.

OUTSIDE

Carne is approached off Quenchwell Road over a driveway that leads to the attached garage and parking. The established gardens surround the property and are ripe for landscaping to make the very best of the vistas.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating to main bungalow. Upto Superfast broadband is available in the area (Ofcom). Mobile coverage is likely (Ofcom)

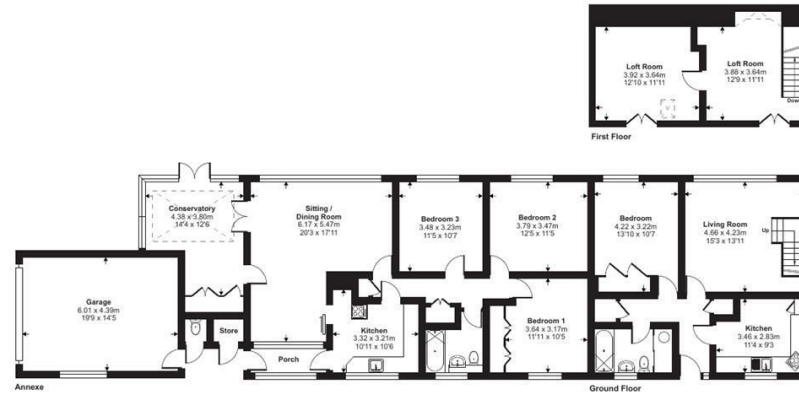
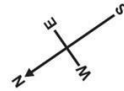
DIRECTIONS

From the village centre, take Quenchwell Road towards the Garden Centre. After a short distance, Carne will be evident on the right.



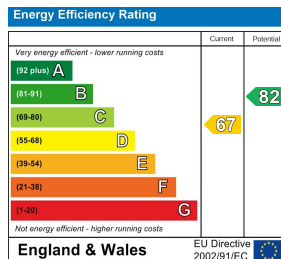
Approximate Area = 963 sq ft / 89.4 sq m
 Limited Use Area(s) = 5 sq ft / 0.4 sq m
 Annexe = 1199 sq ft / 111.3 sq m
 WC & Store = 19 sq ft / 1.7 sq m
 Garage = 284 sq ft / 26.3 sq m
 Total = 2470 sq ft / 229.2 sq m
 For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1211515

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