



15, Carriage Parc



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Goonhavern, Truro, Cornwall TR4 9QW

Newquay 6 miles Perranporth 2 miles Truro 7 miles

A beautifully presented and extensively modernised, four double bedroom detached residence of in excess of 1900 sq ft. Double garage and parking. Spacious reception rooms, Private south/westerly rear garden.

- No Onward Chain
- Beautifully Presented Throughout
- Kitchen & Utility Room
- Freehold
- Sought-after Village Location
- 4 Bedrooms (Master en-suite)
- Double Garage & Parking
- Council Tax Band E

Offers In Excess Of £600,000

SITUATION

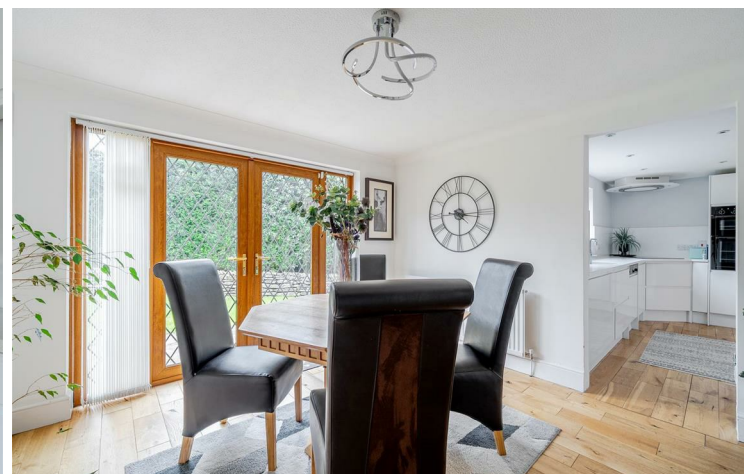
Carriage Parc is an established, small collection of select executive homes in a delightful village setting approximately three miles from the north coast holiday resort of Perranporth,

The village of Goonhavern offers a good range of everyday amenities including a shop with sub-post office, garden centre, general store, public house and a well regarded primary school. The Saints Trail connects the village and offers around 13 kilometres of beautiful trails for cyclists, walkers and equestrian users alike to enjoy.

Within easy reach are the north coast beaches of Perranporth and Newquay renowned for an almost three mile stretch of sandy beach and excellent surfing. Perranporth also offers a range of local amenities together with a links golf course. Other pretty villages with fabulous beaches nearby include Crantock and Holywell Bay.

The Cathedral City of Truro is approximately eight miles distant, the retail and administrative centre of Cornwall with many independent and national retailers represented. There is a wide variety of well established local schools, indoor and outdoor markets with charming cobbled streets.

Truro has a mainline rail station linking with London Paddington and Newquay Airport on the north coast offers a number of scheduled flights to both national and international destinations.



DESCRIPTION

Originally built in the late 1980's the property has undergone extensive renovation over recent years. The impeccably presented accommodation boasts elegance and style with attention to detail and finish both inside and out.

Double opening composite doors with vertical handles lead into the entrance vestibule with a glazed panel and door leading into the impressive, welcoming hall with solid natural oak flooring, a cloakroom and open tread staircase rising to the first floor.

The kitchen comprises an extensive range of white high gloss handleless units with quartz shelves, upstands and worksurfaces and an inset stainless sink and commercial Quooker tap. Integral appliances include a Bosch dishwasher, double Neff eye level ovens and four ring halogen hob with a Luzair circular illuminated extractor fan.

The utility room has space and plumbing for washing machine, tumble dryer and space for fridge/freezer. There are two reception rooms, the spacious sitting room is dual aspect with windows to the front and rear and a central fireplace with an electric real flame wall mounted fire. The formal dining room has French doors opening out to the rear garden.

On the first floor the open gallery landing has a window to the front and leads to four spacious double bedrooms, two with a comprehensive range of built in wardrobes. The master suite has a beautifully appointed en-suite shower room comprising a double walk in shower, vanity sink unit with storage and hidden cistern WC. The family bathroom comprises a white suite with bath, screen and rain head shower, twin sinks with storage and a low level WC.

In all, we strongly recommend viewing this exceptional family home.

OUTSIDE

The property is approached to the front over a gravel driveway allowing parking for several vehicles. The garden to the front is profusely stocked with plants, shrubs, trees and palms. Gates on both sides of the house lead to the garden at the rear.

The rear garden is private with attractive Cornish hedging, fenced boundaries, mature trees and shrubs, paved sun terraces and lawn area. The integral spacious double garage has an electric roller door, eaves storage and pedestrian door to side.

VIEWINGS

Strictly by prior appointment with Stags' Truro office.

SERVICES

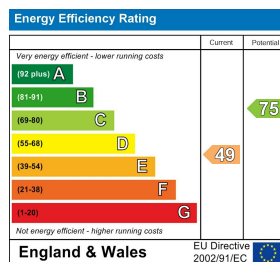
Mains water (metered), electricity and drainage connected. Oil-fired central heating. Double-glazed. Broadband: Standard and superfast available (Ofcom). Mobile phone: O2 and EE likely inside and outside (Ofcom). BT fibre and Sky satellite available.

DIRECTIONS

Upon entering Goonhavern from Truro direction and take the third exit at the mini roundabout and turn immediately right before the village store. This will take you into Carriage Parc where the property will be found towards the end of the cul-de-sac on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

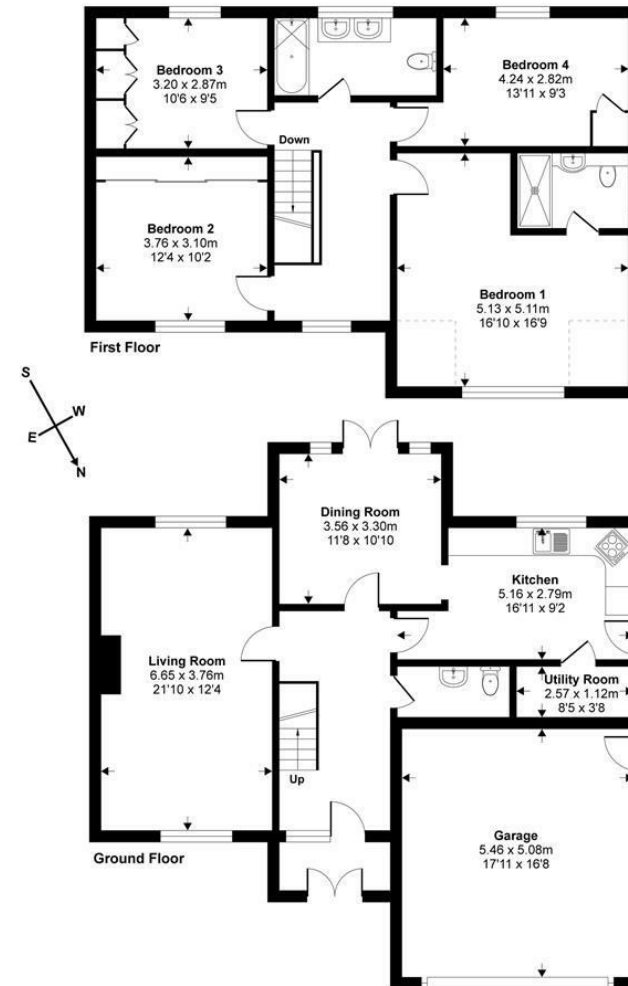


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Approximate Area = 1966 sq ft / 183 sq m (includes garage)
 Limited Use Area(s) = 40 sq ft / 4 sq m
 Total = 2006 sq ft / 187 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Stags. REF: 656316



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