



## Broad Clough, Old Carnon Hill, Carnon Downs, Truro, TR3 6LE

Guide Price £575,000

'Broad Clough' is a spacious light and bright 3 bedroom detached bungalow, situated in large gardens of approximately a third of an acre, located in the sought-after village of Carnon Downs. The property occupies an elevated position, backing onto open fields, with delightful far-reaching views over surrounding countryside. The bungalow has been very well maintained over the years and would now benefit from a scheme of modernisation. The spacious accommodation comprises: entrance hallway, sunny south-facing living room overlooking the generous gardens, dining room with access to the raised sun terrace, kitchen, utility room, family bathroom and 3 bedrooms. A private driveway leads to a parking area and detached double garage, the substantial gardens lie to both the front and rear, offering an expanse of lawn with many colourful shrubs and trees and the space for extension or, possibly, the creation of a separate building plot (subject to any necessary planning permissions). Being sold with no onward chain, viewing highly recommended.

### Key Features

- Detached 3 bedroom bungalow bordering open fields
- Beautiful third of an acre south-facing gardens
- Off-road parking and detached double garage
- No onward chain
- 2 light and bright reception rooms with access to a raised sun terrace
- Far-reaching rural views
- Highly sought-after village location
- EPC rating E



## LOCATION

'Broad Clough' is situated close to the centre of the highly sought-after village of Carnon Downs whose excellent day-to-day amenities, including a superb convenience store, doctors surgery, dental surgery and garden centre with its highly regarded cafe. A bus stop is located directly opposite the property. At the foot of Old Carnon Hill is cycle path leading to Restrouguet Creek and the River Fal in one direction, and the north coast in the other. The cathedral city of Truro, is just four miles distant with the port of Falmouth approximately seven miles distant.

## THE ACCOMMODATION COMPRISES

Slate inlaid step up to obscure double glazed composite front door, to:-

### ENTRANCE HALLWAY

A spacious hallway with doors to kitchen, living room, bedrooms and family bathroom. Storage cupboard with shelving and hanging rail, recessed spotlights, loft hatch to insulated and part boarded loft with electric light.

### LIVING ROOM

A large light and bright reception room with generous picture window overlooking the south-facing lawned gardens, with surrounding countryside and woodland in the distance. Double glazed door with window to side providing access to the paved and raised sun terrace. Open fireplace with tiled surround and hearth, wood mantel over. Three radiators, two central ceiling lights, further wall mounting lighting. Broadband point, TV aerial point.

### BEDROOM ONE

Facing south with a large double glazed window overlooking the large garden and rolling fields in the distance. Central ceiling light, radiator.

### BEDROOM TWO

A good size second double bedroom with large double glazed window to side aspect overlooking the garden and adjacent field. Wood-effect laminate flooring, central ceiling light, radiator.

### BEDROOM THREE

A good size single bedroom or small double, again with a large double glazed window overlooking the mature gardens, enjoying the same countryside views beyond. Wood-effect laminate flooring, radiator, central ceiling light.

### FAMILY BATHROOM

Coloured suite comprising panelled bath with Triton electric shower over and fully tiled walls, dual flush WC, pedestal wash hand basin. Central ceiling light, radiator. Obscure double glazed window to front aspect.

### KITCHEN

A good size family kitchen, currently offering a range of eye and waist level units with worktop incorporating a stainless steel sink/drain unit, part tiled walls, space for cooker with electric cooker point. Grant oil fired boiler providing domestic hot water and central heating. Double glazed window to front aspect overlooking the driveway and large lawned garden. Airing cupboard housing hot water cylinder and shelving. Further storage cupboard with shelving. Radiator, central ceiling light, larder cupboard with shelving. Space for freestanding fridge/freezer. Door to:-

## UTILITY ROOM

A large versatile utility room with space and plumbing for washing machine and dishwasher, roll-top worksurface over. Large double glazed window to front aspect overlooking the lawned garden. Double glazed rear door providing access onto the paved sun terrace. Large built-in storage cupboard with shelving. Doors to dining room and:-

## CLOAKROOM/WC

Low level flush WC, wash hand basin with tiled surround. Tiled flooring, central ceiling light, built-in cupboard and shelving.

## DINING ROOM

A delightful triple aspect reception room with a south-facing double glazed patio door opening onto the paved sun terrace and enjoying far-reaching views over the gardens and across to surrounding countryside and woodland. Central ceiling light, radiator. High level double glazed windows to front and side aspects.

## THE EXTERIOR

'Broad Clough' is approached via double gates, giving access to a private driveway which leads to a parking area for three/four cars, and access to the detached double garage. The extensive garden lies to both the front and rear of the property.

## FRONT GARDEN

Laid to an expanse of lawn, bordered by fence and hedging with low level vegetable beds, together with a number of fruit trees, planted raised flower beds, and greenhouse. Cold water tap. Access to both sides of the bungalow, with a path on the right-hand side leading around to the:-

## REAR GARDEN

A substantial and beautifully private rear garden, facing south and enjoying sun for the majority of the day. The gently sloping lawn is bordered by raised flower beds containing many mature shrubs, including camellias and rhododendrons. Trees include conifers, an Oregon white oak and apple tree. A slate paved raised sun terrace is accessed via both the living room and dining room, and provides the perfect spot to take advantage of the sunny position, whilst overlooking the garden and surrounding countryside towards Restrouguet Creek.

## DOUBLE GARAGE

A prefabricated double garage with poured concrete floor, windows to both side and rear aspects. Side pedestrian door, power and light.

## GENERAL INFORMATION

### SERVICES

Mains electricity and water are connected. Private septic tank drainage. Oil fired central heating.

### COUNCIL TAX

Band E - Cornwall Council.

### TENURE

Freehold.

### VIEWING

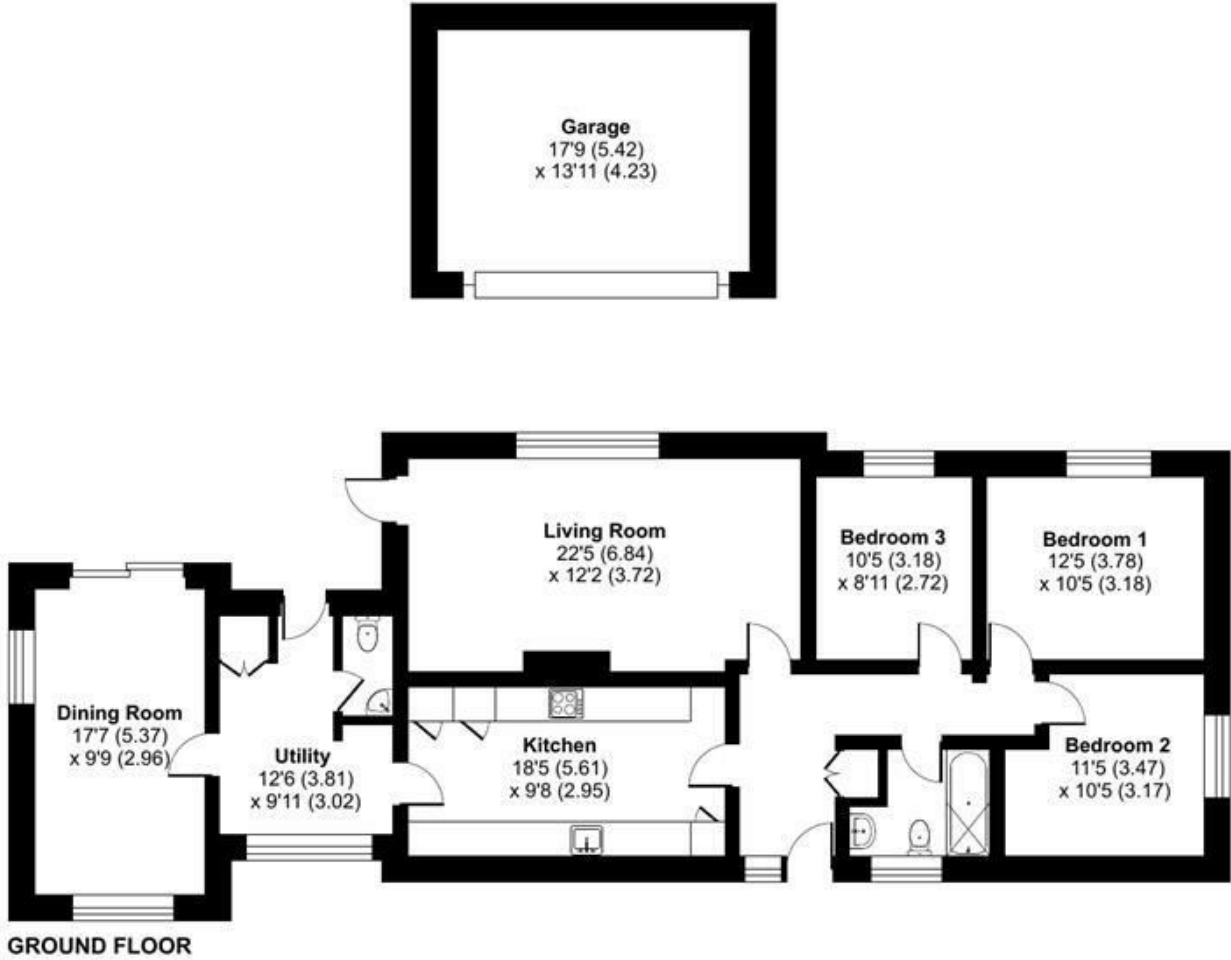
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

Old Carnon Hill, Carnon Downs, Truro, TR3

Approximate Area = 1321 sq ft / 122.7 sq m  
Garage = 247 sq ft / 22.9 sq m  
Total = 1568 sq ft / 145.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024. Produced for Laskowski & Company. REF: 1205151