



 **Millerson**
Select

Crofthandy
CROFTHANDY, REDRUTH, TR16 5JQ

Guide Price - £950,000

2281.94 SQFT - FREEHOLD

- STUNNING DETACHED MODERN HOME
- FOUR BEDROOMS
- MASTER SUITE AND GUEST ENSUITE
- LARGE PLOT
- HIGH QUALITY FITTINGS
- SMART SYSTEM HEATING, HOT WATER AND LIGHTING
- ADDITIONAL ESTABLISHED HOLIDAY LET (SEPARATE NEGOTIATION)
- STUDY/GYM
- DOUBLE GARAGE
- VIDEO VIEWING AVAILABLE







Property Description

Situated within the rural hamlet of Crofthandy is this stunning detached family home set enjoying large private gardens. This beautiful, light filled home offers high quality and spacious accommodation throughout including a private master suite, welcoming entrance hall, superb kitchen/dining room, large dual aspect living room, study/gym, utility, guest room with ensuite, two further bedrooms and family bathroom.

Outside, a private gated driveway offers ample parking along with a double garage whilst the gardens surround the home to three sides. An Indian sandstone patio offers the perfect place for alfresco dining and entertaining along with an additional decked seating area which looks back on the home over the expansive lawn. Aside the main garden is a further lawned area which has been naturally divided to create an area currently used as an established holiday let. The high quality shepherds hut and wood fired hot tub is available by separate negotiation.

Location

Crofthandy is a rural hamlet situated on the fringe of the historic Mineral Tramway part of the National Cycle Route. Conveniently located between Cusgarne, St. Day and Chacewater, each of the nearby villages and the A30 are all readily accessible. The cathedral City of Truro is less than 7 miles and offers a comprehensive range of amenities, sporting facilities and rail link out of the county. The marine harbour town of Falmouth is less than 9 miles on the south coast and the nearest beach of Porthtowan is approximately 6 miles on the North Coast.

Accommodation in detail

(All measurements are approximate)

Entrance

Covered canopy style porch with brick paved entrance and door into:

Entrance Hall

A welcoming entrance hallway with a walk in cloaks cupboard with internal light, radiator, inset lighting, tiled floor, under stairs storage cupboard, smart lighting, doors to cloak room, living room and kitchen.

Cloak Room

W.C with inset wall mounted flush, hand basin with mosaic tiled splash backs, extractor, double glazed window.

Living Room

24'0" decreasing to 18'9" x 22'9"

An impressive, dual aspect room with freestanding wood burning stove set upon a black marble plinth, double glazed French doors to the rear patio, recessed seating area, smart inset lighting, four radiators, doors into to study, entrance hall and twin doors through to:

Kitchen/Dining Room

19'10" x 17'3" decreasing to 15'4"

A beautifully appointed kitchen/dining space fitted with a range of Shaker style units incorporating integrated appliances including fridge, freezer, dishwasher and combination oven/microwave, additional Rangemaster stove with hood above, stunning granite working surfaces with peninsula style breakfast bar, inset one and quarter bowl sink with cut granite drainer and multi function mixer tap, work top lighting, tiled flooring, dining area with vaulted ceiling and ample space for a large dining table, Smart lighting, twin doors to the rear garden and further door to the utility room.

Utility Room

8'3" x 5'7"

A useful utility space with stainless steel sink and drainer with matching cupboards in gloss white, space for washer/dryer, 'Porthole' window, double glazed door to rear garden, door into double garage.



Study/Gym

24'0" x 7'3" including stairs

A versatile room currently used as an office space, dual aspect double glazing including a bespoke picture window aside the staircase rising to the master suite, wood effect flooring, radiator, inset lighting.

First Floor - Master Suite

Master Bedroom

17'7" decreasing to 11'8" x 14'7"

A beautiful principle bedroom with mirrored sliding doors into the dressing room and door to the ensuite bathroom, double glazed window with far reaching countryside views, inset lighting, radiator.

Dressing Room

8'11" x 8'7"

'His and hers' hanging space with shelving and additional drawers, inset lighting, radiator, access hatch into boarded loft space.

Ensuite Bathroom

8'10" x 8'6"

A high quality, four piece bathroom suite comprising bath with wall mounted mixer tap, separate shower, W.C and hand basin set upon a frosted glazed surface with drawer beneath, porcelain tiled floor, and walls, backlit mirror, toiletries cupboard, heated towel rail, extractor.

First Floor - Landing

Bespoke picture window, cupboard housing mains pressure water storage tank, Smart lighting, doors to bedrooms and bathroom.

Guest Bedroom

12'6" x 11'1"

A comfortable double bedroom with double glazed window, inset lighting, radiator, walk in wardrobe with 'porthole' window, hanging space and radiator, door into:

Ensuite

A three piece shower suite comprising shower cubicle with glazed

screen, W.C and hand basin set upon a granite surface with cupboard beneath, inset lighting, heated towel rail, tiled floor, extractor, obscure double glazed window.

Bedroom Three

12'1" x 9'2"

Double glazed window with views over the lawned gardens to the rear, radiator.

Bedroom Four

9'2" x 9'0"

Double glazed window with countryside views, radiator.

Family Bathroom

A four piece bathroom suite comprising a curved bath, separate shower cubicle, W.C and hand basin, porcelain tiled walls, slate effect tiled floor, heated towel rail, double glazed window, inset lighting, extractor, built in storage cupboard.

Outside

The property is approached through double vehicular gates onto a brick paved driveway providing ample parking along with an attached double garage. Adjacent to the driveway is a private level lawn, 20ft x 8ft storage shed and brick paved pathways to either side of the home into the rear.

The main gardens encompass the property and enjoys a superb and incredibly private space, perfect for children to play, relaxing and entertaining. An Indian sandstone patio runs across the rear and continues through a large lawn leading to a further decked seating area with Pergola and feature Koi fish pond. The pathway is bordered by well stocked flower beds with a wide range of mature plants and shrubs.

To the side you will find an additional lawned garden, perfectly divided from the main garden by a mature hedge to create a private space for an established holiday let. A meandering gravel pathway gives this its own pedestrian entrance point and is currently boasting a high quality Shepherd Hut and wood fired hot tub, both available by separate negotiation.

Double Garage

19'9" x 19'6"

Twin electric doors, power and lighting, 'Worcester Bosch' gas boiler. Pitched roof with a floor space of 6m x 3.36m and twin velux style windows.

Services

Mains gas, electricity and water. Private drainage (We have not verified connections).
Council Tax Band E

Agents Note

Perpetual planning permission has been granted to add a dormer window and external staircase to the garage first floor Planning Reference PA20/01644 creating potential for ancillary accommodation.

A Pre application has been submitted and advised for an additional detached dwelling within the side garden Reference PA23/00027/PREAPP



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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