



 Millerson  
*Select*

**Carn View**  
REDRUTH

**£375,000**

# REDRUTH

## CARN VIEW

- 3 BEDROOM DETACHED FAMILY HOME
- LOVELY RURAL LOCATION
- DRIVEWAY PARKING
- EXTERNALLY ACCESSED CRAFTROOM
- NO ONWARD CHAIN
- SUNNY, PRIVATE AND ENCLOSED GARDEN
- SPACIOUS ACCOMMODATION
- WELL PRESENTED THROUGHOUT
- PLEASANT RURAL VIEWS
- OVER 23 FT LIVING ROOM

### Location

SPACIOUS THREE BEDROOM MUCH IMPROVED DETACHED HOME IN A RURAL YET CONVENIENT LOCATION WITH SUNNY ENCLOSED GARDEN, EXTERNALLY ACCESSED CRAFTROOM! SPACIOUS ACCOMMODATION AND DRIVEWAY PARKING AND OVER 23ft LIVING ROOM!





## DESCRIPTION

Located in the ever popular tucked away hamlet of Tolgus Mount, Carn View is a superb detached property which has been significantly improved in recent years by the present vendors. The property enjoys a lovely open rural aspect, yet is within easy access to the many amenities offered by Redruth a short distance away. the property is situated on a peaceful no-through road, and is superbly located for a wealth of countryside walks such as nearby Tolskithy Valley. the generous accommodation includes an impressively proportioned over 23' Living room with spectacular fireplace with Woodburner, a generous Kitchen/Diner, an Externally accessed utility room and WC, and a very useful Craft room which has been converted from the integral Garage. Upstairs there are three excellent double bedrooms, two of which benefit from a dual aspect design. there's also a superb bathroom with separate bath and shower cubicle. Outside there's driveway parking for two vehicles, a lovely enclosed garden and a peaceful and sheltered courtyard to the rear. All in all a fantastic family home set in the countryside but also benefitting from a close to town location - the best of both worlds! This property is being offered with no onward chain.

## ENTRANCE

uPVC double glazed door opening into:

## ENTRANCE PORCH

5'3" x 3'6"

Ceramic tile flooring. Cloaks hanging space. Timber glazed door opening into:

## LIVING ROOM

23'3" plus doorway reveal x 12'9"

A fabulous and incredibly spacious dual aspect principle reception room which is dominated by a spectacular Fireplace with Granite hearth and granite lintel with Wood burner beneath. Oak effect laminate flooring. uPVC double glazed windows to front and rear, both with slate sills. Exposed beams. Radiator.

## KITCHEN/DINING ROOM

14'9" x 13'10"

Another excellently proportioned room, enjoying an

abundance of natural light thanks to a Triple aspect design. Oak effect laminate flooring. A generous range of floor standing and wall mounted cupboard and drawer units with Granite effect square edged work surfaces over. Space for Range cooker with cooker hood over. integrated Hotpoint Microwave. Integrated dishwasher. 1 1/2 bowl Stainless steel sink unit with drainer board and mixer tap over. Space for Fridge/Freezer. uPVC double glazed door to rear courtyard. uPVC double glazed windows to front and rear. uPVC double glazed French doors leading out onto Patio area.

## UTILITY ROOM

9'6" x 4'7"

Accessed just outside of the Kitchen/Dining room through the kitchen door and across a small passageway, is a useful Utility room with Oak effect laminate flooring. space and plumbing for Washing machine and Tumble dryer. Belfast sink with cupboards beneath. Door opening into:

## WC

5'3" x 4'8"

Oak effect laminate flooring. Low level WC, Pedestal wash basin. Double glazed window to side.

## CRAFT ROOM

14'0" x 11'2"

Accessed externally, this excellent room has been converted from the original integral garage, and could convert back. currently there's a range of floor standing cupboard and drawer units, space for Fridge Freezer, and uPVC double glazed window to rear elevation.

## FIRST FLOOR

## LANDING

Doors leading to all three bedrooms and Family bathroom. airing cupboard with shelving.

## BEDROOM 1

14'9" plus doorway reveal x 9'10" to built in ward

A superb dual aspect room with uPVC double glazed windows to front and back. Two built in wardrobes. Radiator.

## BEDROOM 2

15'5" x 8'7"

another dual aspect room, with uPVC double glazed window to front elevation enjoying pleasant rural views. further uPVC double glazed window to side elevation again taking in pleasant countryside views. Radiator.

## BEDROOM 3

10'11" x 9'0"

Double bedroom with uPVC double glazed window to side elevation. Over stairs cupboard. Radiator.

## BATHROOM

12'2" plus shower recess x 5'10"

Ceramic tile flooring. Panelled bath. Recessed shower cubicle with electric shower over. Pedestal wash basin. Low level WC. uPVC double glazed obscured window to side elevation. Heated electric towel rail. Part tiled to two walls.

## OUTSIDE

Externally the property has undergone significant improvement in recent years, with a very expensive but highly effective addition of resin driveway, along with pathways around the house, providing an immaculate and low maintenance external appearance. The generous driveway currently provides plenty of space for Car and Campervan, and leads around to the rear passageway, which in turn opens up into a very pleasant, private and sheltered courtyard, with plenty of space for table, chairs and outside dining. this passageway gives access to both the Utility, Craft room, and a range of other useful outbuildings, such as 3 metre workshop, and an over 2 Metre covered bike store. A continuation of this passageway leads to a pedestrian gate which opens into the main garden.

The front garden is sheltered, enclosed and a real sun trap. Predominantly laid to lawn, there's also a stone paved patio which can be accessed directly from the Kitchen/Dining room. to the side of the front garden is a continuation of the resin pathway around to the side of the property, leading past a Coi pond, and accessing the formal pedestrian gate back onto the road.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE CONTACT  
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