



Penhale Road

 **Millerson**
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Guide Price £595,000

PENHALE ROAD

- 5 BEDROOM DETACHED RESIDENCE
- APPROXIMATELY 1.35 ACRES
- BEAUTIFUL RURAL POSITION
- ATTACHED DOUBLE GARAGE
- MASTER EN SUITE
- IMPRESSIVE DUAL ASPECT LIVING ROOM
- GATED ACCESS
- BEAUTIFUL RURAL VIEWS
- SOLAR PANELS

AN EXTREMELY SPACIOUS FIVE BEDROOM DETACHED RESIDENCE IN AN ENVIABLE RURAL LOCATION SITTING IN APPROXIMATELY 1.35 ACRES OF GLORIOUS GARDENS AND GROUNDS. A TREMENDOUS OPPORTUNITY.





DESCRIPTION

An impressive five bedroom detached residence in a beautiful countryside setting nestled in well over an acre of gardens and grounds. This spacious property is actually believed to have been constructed in the late 80's or early 90's, and benefits from many aspects of modern home building, yet retains the outward appearance of a period property, thanks to an abundant use of granite to the front elevation. The property offers flexible and generous accommodation throughout, to include an almost 23' Living room, Spacious farmhouse Kitchen/Dining room, separate Dining room, along with five bedrooms and family bathroom to the first floor. The property also benefits from an attached double garage with very handy utility room to the rear. Outside, there is an abundance of space to all four sides of the property. Access is through two five bar gates and leads to a generous parking area. There are large gardens to front and rear, with the garden opening directly into the field/paddock to the rear of the plot, which is bounded by farmers fields. This is a sizeable family home which requires updating, but offers almost unrivalled scope to create a wonderful family home in an exquisite rural location, yet still within touching distance of the nearby village of Carnhell Green.

ENTRANCE

uPVC double glazed obscured door opening into:

ENTRANCE HALL

16'9" x 7'1" (5.110m x 2.174)

A generous open space with doors opening into Living room, Dining room and Kitchen/Dining room. 2 uPVC double glazed windows overlooking the front garden. Stairs to first floor. Radiator.

KITCHEN/DINING ROOM

19'5" x 13'0" (5.930 x 3.971)

A light, dual aspect room with a range of floor standing and wall mounted cupboard and drawers with work surfaces over. 1 1/2 bowl Stainless steel

sink unit with mixer taps over and drainer to side. Integrated Oven and Grill. 4 ring gas hob with extractor fan over. Rayburn. uPVC Double glazed picture window to rear elevation. uPVC double glazed window to front elevation. space for Farmhouse table. Space for Fridge/Freezer. Door through to Garage.

LIVING ROOM

22'9" x 12'4" (6.936 x 3.761)

A superbly proportioned dual aspect room with uPVC double glazed window to front elevation, and uPVC double glazed French doors leading out into the rear garden. Open fireplace with Granite surround. 2 Radiators. Beamed ceiling.

DINING ROOM

14'1" x 11'11" (4.318 x 3.635)

Oak effect laminate flooring. uPVC double glazed picture window overlooking the rear garden. Glazed obscured double doors leading through the Living room. Radiator. Beamed ceiling.

FIRST FLOOR LANDING

17'8" x 6'8" ext to 9'10" (5.407 x 2.036 ext to 3.005)

A surprisingly large landing area, filled with natural light. 2 uPVC double glazed windows to front elevation. Doors leading to all bedrooms and family bathroom. Radiator.

BEDROOM 1

14'7" m reducing to 11'9" m x 12'3" m (4.45m m reducing to 3.58m m x 3.73m m)

A spacious and light principle bedroom with uPVC double glazed picture window to front enjoying a beautiful rural outlook. Radiator. Door opening to:

EN-SUITE SHOWER ROOM

7'8" x 5'4" (2.347 x 1.635)

Corner shower unit with plumbed shower over. Low level W.C. Inset wash hand basin. Part tiled to two walls. uPVC double glazed obscured window to side.



BEDROOM 2

12'6" x 8'4" (3.818 x 2.546)

uPVC double glazed window to rear with elevated far reaching rural views. Radiator.

BEDROOM 3

10'4" x 10'1" (3.170 x 3.088)

A generous double bedroom with uPVC double glazed window to rear elevation enjoying pleasant views.

BEDROOM 4

12'4" m reducing to 9'5" x 8'9" (3.767 m reducing to 2.875 x 2.692)

A pleasant double bedroom with uPVC double glazed window to rear with pleasant views. Radiator.

BEDROOM 5

10'2" x 6'10" (3.120 x 2.095)

A very pleasant dual aspect room with uPVC double glazed window to side enjoying marvellous far reaching rural views, along with a further uPVC double glazed window to front elevation. Radiator.

BATHROOM

9'3" m x 6'10" m (2.830 m x 2.090 m)

Tiled flooring. Panelled bath with electric shower over. Low level W.C. Inset wash basin. Airing cupboard with lagged hot water cylinder. uPVC double glazed obscured window to rear elevation.

ATTACHED DOUBLE GARAGE

21'2" x 17'10" (6.458 x 5.451)

An expansive double garage with electric up and over garage door. Power and light. 2 Glazed windows to side elevation. Door opening to rear garden. Door opening into Kitchen. Door opening into:

UTILITY ROOM

10'10" x 4'10" m (3.307m x 1.482 m)

A useful additional space at the rear of the property. Tiled flooring. Space and plumbing for washing machine and dishwasher

OUTSIDE

Situated within approximately 1.35 Acres, Heskyn House enjoys an abundance of space around the property. The property is initially accessed through two five bar gates, which leads into a driveway which arcs towards the attached double garage. There's an expansive front garden which is laid predominantly to level lawn. The front garden, along with the rest of the outside space is extremely private and enjoys plenty of natural light. There's ample lawned space to both sides of the property, and a pleasant fenced off section at the rear of the property which leads out from the Living room. The majority of the land with the property sits behind Heskyn House, and this beautiful area provides numerous opportunities depending on a buyers requirements. With mature hedging to all boundaries, there's a wealth of space which is predominantly level and private. A remarkable outside space sure to appeal to a multitude of buyers.



Total area: approx. 195.5 sq. metres (2104.4 sq. feet)

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE CONTACT

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