



3 Holman Park
Camborne

 **Millerson**
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Guide Price £475,000

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Camborne

- **THREE BEDROOM TWO BATHROOM DETACHED RESIDENCE**
- **BEAUTIFULLY PRESENTED BOTH INSIDE AND OUT**
- **RECENTLY ADDED ORANGERY**
- **GORGEOUS AND SHELTERED SUNNY GARDENS**
- **INTEGRAL GARAGE**
- **IMPRESSIVE BESPOKE KITCHEN**
- **PLENTIFUL OFF ROAD PARKING**
- **SITUATED WITHIN 6 ACRE HOLMAN PARK**
- **GATED COMMUNITY**

A stunning three bedroom two bathroom executive property set within the stunning private gated community of Holman Park, on the periphery of the town of Camborne. Exquisitely presented throughout, with a wonderfully decadent Orangery being a recent addition. Stunning gardens and grounds, along with the benefit of access to the wonderful six acres of gardens and grounds of the Grade 2* Listed Holman Park. Spacious light accommodation, integral Garage and ample off road parking - a wonderful opportunity.







DESCRIPTION

A stunningly presented spacious three bedroom two bathroom detached residence set in the exclusive six acre grounds of Holman Park. Tucked away within this magnificent gated community, this marvellous family home is presented in simply stunning condition. The current owners have added charm and style along side a fabulous Orangery - a room absolutely bathed in sunlight. Accommodation throughout the property is generous and comfortable, with Living room, Orangery, Recently refitted Kitchen, a wonderful Principle Bedroom suite, two further bedrooms and family Bathroom. Externally there are wonderfully kept and sheltered gardens and grounds which enjoy plenty of sunshine throughout the day. All in all a wonderful family property shown in exemplary order throughout.

ENTRANCE

Composite and partly obscured UPVC double glazed door opening into entrance hall

ENTRANCE HALL

Ceramic tile flooring. Radiator. Wall mounted shell timber shelving. Timber glazed door opening into main hallway.

MAIN HALLWAY

A generous hallway with attractive ceramic tiled flooring. Radiator. Stairs to floor. Under stairs storage cupboard. Doors opening into kitchen, living room, bedrooms two and three, family bathroom and integral garage

LIVING ROOM/ORANGERY

27'3" m x 12'11" m reducing to 11'1" m (8.325 m x 3.955 m reducing to 3.396 m)

A stunning interconnecting room providing stylish and flexible accommodation with a wealth of natural light.

LIVING ROOM

living room 13'10" m x 12'11" m (living room 4.239 m x 3.955 m)

A very spacious room benefitting from plenty of natural light through from the orangery. Solid oak flooring inset LED lighting. wall mounted radiator. open access into Orangery.

ORANGERY

13'3" m x 11'1" m (4.059 m x 3.397 m)

A absolutely stunning addition to the property with solid oak flooring. An abundance of natural light from two almost floor to ceiling UPVC double glazed windows to either side, 3 UPVC double glazed sliding sash style windows to rear elevation, two fixed pane double glazed windows to rear elevation and UPVC double glazed Orangery roof. Plenty of space for dialling table and chairs. Radiator. uPVC double glazed French doors lead out onto the delightful outdoor terrace.

KITCHEN

15'0" m x 9'4" m. (4.593 m x 2.869 m.)

A stunning and recently fitted modern Kitchen. Ceramic tile flooring. A range of floor standing and wall mounted cupboard and drawer units with square edge solid oak work surfaces over. Integrated five ring Smeg gas hob with extractor fan over. Metro tiled splashback surround. One a half bowl ceramic sink unit with drainage disposal function, with cut drainer and mixer tap over. Space for dishwasher. An impressive professional grade Integrated Gaggenau double oven, space for American style fridge freezer. Wall mounted radiator. Wall hung timber shelving units. UPVC double glazed window to the rear overlooking the rear garden UPVC double glazed door opening into rear garden. 6 LED spotlights over. Radiator.



BEDROOM 2

9'11" m x 8'10" m (3.039 m x 2.704 m)

A very pleasant double bedroom with UPVC double glazed window to rear elevation. Wall mounted radiator

BEDROOM 3/OFFICE

13'1" m x 7'3" m, extending to 10'6" m (4.002 m x 2.216 m, extending to 3.213 m)

A really excellent third bedroom which currently functions as a Bedroom with Office space within. UPVC double glazed window to front elevation. Wall mounted radiator.

FAMILY BATHROOM

8'10" m max by 7'5" m max (2.711 m max by 2.284 m max)

A very well presented family bathroom with ceramic flooring. Panelled bath with shower attachment over. Low level WC. Pedestal wash hand basin. Wall mounted mirrored medicine cabinet. Wall mounted built in Hairdryer. Wall mounted chrome heated towel rail. 5 LED inset lights over. UPVC double glazed obscured window to side elevation.

FIRST FLOOR

An attractive turning staircase leads to a small landing area on the first floor giving access to the main bedroom and an internal storage area. There is also a UPVC double glazed fixed pane window over the stairwell.

PRINCIPLE BEDROOM SUITE

18'8" m into dormer by 13'0" m. (5.711 m into dormer by 3.964 m.)

An exceptional and decadent principal bedroom suite of dual aspect design with UPVC double glazed window to picture window to front elevation. Velux window to rear. Wall mounted radiator. Two double built-in wardrobes. Door opening into:

EN SUITE SHOWER ROOM

8'0" m x 5'1" m. part sloping ceiling (2.453 m x 1.565 m. part sloping ceiling)

A stunning ensuite with ceramic tile flooring. Generous corner shower with wall mounted plumbed shower attachment over. Low level WC. Pedestal wash hand basin. Part tiled to 4 walls. Warm mounted heated chrome towel rail. Velux window to rear. LED lights.

FIRST FLOOR STORAGE ROOM

8'11" m x 6'2" m restricted head height (2.728 m x 1.889 m restricted head height)

A useful storage area taking advantage of the space in the eaves.

INTEGRAL GARAGE

17'11" m x 9'9" m (5.466 m x 2.990 m)

A generous single garage with up over roller door. Wall mounted combination boiler. Space and plumbing for washing machine and tumble dryer. A range of shelving.

OUTSIDE

To the front of the property a brick paved driveway gently meanders to the front of the property, providing parking for 3 to 4 vehicles. There is a further stone pathway leading to the front door. The on two sides driveway and pathway is flanked on both sides by a predominantly level lawn, with a range of shrubs plants and trees providing, colour and shelter. There is pedestrian access to The left-hand side of the property, with historic access to the right side of the property currently blocked with garden shed.

TO THE REAR

The rear garden is undoubtedly one of the highlights of this wonderful family home. Access from either of the kitchen or the French doors leading out of the Orangery there is a generous stone paved terrace area for outside dining. Two steps lead up to a further stone paved area which is intercepted and surrounded by levels of areas of level lawn and shrubbery. There is a further raised stone

paved terrace, again suitable for outside dining. Further raised level Law with an attractive garden pond. Around to the side of the property there are further raised beds and areas of low maintenance slate chippings. To the rear side of the rear garden there is a recessed compost area. Pedestrian access to both sides of the property by way of a stone paved pathway. To the right hand side access is granted back to the front garden. The left-hand side, a historic access point is now blocked by a substantial and very useful timber garden shed, retaining security. The rear garden is wonderfully sheltered and enjoys a great deal of natural sunlight and offers a wonderful charm all of its own.

SERVICES

Mains Electricity, Gas and drainage, however none have been verified.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(55-68) D		
(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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