

Wheal Rose

Scorrier

TR16 5DA

Guide Price £400,000

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- SEMI RURAL EDGE OF VILLAGE SETTING
- BACKING ON TO OPEN FIELDS
  - CONSERVATORY
  - SPACIOUS LIVING ROOM
- IMPRESSIVE KITCHENDINING ROOM
  - FORMER INTEGRAL GARAGE SUITABLE FOR CONVERSION TO FOURTH BEDROOM SUBJECT TO CONSENTS
- BEAUTIFUL GARDENS TO FRONT AND REAR
- PARKING FOR MULTIPLE VEHICLES
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1173.00 sq ft



#### DESCRIPTION

Under the same ownership since construction, a really well presented three double bedroom detached bungalow in a lovely edge of village setting occupying a generous level plot, backing onto neighbouring farmland. The property benefits from spacious and well proportioned accommodation which briefly comprises Living room, Kitchen/Dining room, three double bedrooms and Family bathroom, along with a lovely conservatory and a partially converted integrated garage which offers excellent storage and provides the possibility of integration into the existing accommodation. The property sits in a generous level plot with a gorgeous back garden bordering a field to the rear, along with a generous front garden which also provides off road parking for multiple vehicles. An excellent opportunity for anyone looking for a sizeable detached home in an edge of village setting with ample outside space.

#### ENTRANCE

Timber glazed door opening into:

#### ENTRANCE PORCH

7'4" x 4'4" (2.247 x 1.333)

A lovely light entrance porch with Oak effect laminate flooring. Wooden casement double glazed windows to front and side elevations. Glazed timber door opening into:

#### MAIN HALLWAY

17'4" x 4'2" extending to 13'2" 't' shaped hallway (5.295 x 1.282 extending to 4.021 't' shaped hallwa)

A generous internal hallway, filled with natural light. Doors opening into Living room, all three Bedrooms, Family Bathroom and Kitchen/Dining room. Loft hatch. airing cupboard with lagged hot water cylinder and wooden slatted shelving.

#### LIVING ROOM

15'2" x 13'1" (4.641 x 3.992)

A spacious and light reception room with oak effect laminate flooring. Coal effect electric fire with tiled hearth. Wooden casement double glazed picture window to front elevation, enjoying a pleasant outlook over the front garden. Night Storage Heater.

#### KITCHEN//DINING ROOM

19'5" x 12'4" reducing to 8'9" (5.928 x 3.775 reducing to 2.676)

A very spacious and light filled Kitchen/Diner separated in to two clearly delineated spaces.

#### KITCHEN AREA

12'3" x 10'7" (3.752 x 3.245)

Tile effect laminate flooring. A range of floor standing and wall mounted cupboard and drawer units with roll top granite effect work surfaces over. 1 1/2 bowl Stainless steel sink unit with mixer tap over and drainer board to side. Mosaic tiled splashback. Integrated hotpoint oven, four ring gas hob with extractor fan over. Space for fridge Freezer. Wooden casement double glazed windows to rear, overlooking the rear garden and enjoying pleasant countryside views beyond. Central island with solid oak butchers block work surface. Timber double glazed door leading out into rear garden. Open access through to:

#### DINING AREA

8'10" x 8'9" (2.708 x 2.677)

Oak effect laminate flooring. timber glazed double doors leading through to Conservatory. Door opening into Garage/Storage room. Night Storage Heater.

#### CONSERVATORY

8'7" x 8'5" (2.639 x 2.567)

A superb conservatory, perfectly positioned to take in the lovely outlook across the rear garden and across the farmland beyond. Ceramic tile flooring. Timber casement double glazed windows to three sides. uPVC double glazed sliding doors leading out into the garden. Polycarbonate roof.

#### GARAGE/STORAGE ROOM

13'7" x 8'4" (4.155 x 2.542)

Originally and integrated garage, the garage door has now been blocked off with stud walls, creating a very useful internal storage room, which could be utilised for a variety of uses, such as fourth bedroom, subject to any necessary consents. Timber double glazed casement widow to side elevation.



### **BEDROOM ONE**

11'5" x 11'2" (3.481 x 3.411)

A lovely principle bedroom overlooking the front garden. Timber casement double glazed window to front elevation. Night storage heater.

### **BEDROOM TWO**

10'0" x 8'0" (3.066 x 2.446)

Double bedroom enjoying fabulous countryside views. wooden casement double glazed window to rear elevation. Night storage heater.

### **BEDROOM THREE**

10'0" x 8'0" (3.065 x 2.446)

Double bedroom again with tremendous views across the rear garden to the countryside beyond. timber casement double glazed window to rear elevation. night storage heater.

### **FAMILY BATHROOM**

6'9" x 5'6" (2.075 x 1.698)

Slate effect laminate flooring. Panelled bath with mixer taps along with wall mounted electric shower over. Low level W.C. Pedestal wash basin. Part tiled to three walls. Wooden casement double glazed obscured window to side elevation. Wall mounted Chrome, heated towel rail. Extractor fan.

### **OUTSIDE**

#### **TO THE FRONT**

Tarmac driveway leads into the property providing parking for multiple vehicles. The front garden is separated into three sections, with a raised lawned area, an attractive semi circular lawned area leading to the front porch, and a lawned strip to the side of the property. the front garden is interspersed with a range of shrubs, bushes and trees with cornish dry stone walling. Access to the rear garden can be gained on either side of the property through secure pedestrian gates.





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## TO THE REAR

Undoubtedly one of the highlights of the property is the fabulous and generous rear garden. Backing onto a neighbouring field, the outlook is superb throughout the rear garden. The garden is predominantly laid to almost level lawn, with a stone paved hardstanding area to the rear of the garden which currently houses a greenhouse and metal shed. There is a range of shrubs across the rear garden providing flashes of colour against the superb backdrop of the countryside beyond. The garden is fenced to the rear boundary.

## MATERIAL INFORMATION

Verified Material Information Asking price: Offers in region of £400,000 Council tax band: C Council tax annual charge: £2082.25 a year (£173.52 a month Tenure: Freehold Property type: Bungalow Property construction: Standard form Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Cesspit Heating: Room heaters only Heating features: Double glazing and Night storage Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent Parking: Driveway Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: E All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Ground Floor

Approx. 109.0 sq. metres (1172.7 sq. feet)



Total area: approx. 109.0 sq. metres (1172.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			76
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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