

Carnmarth

Carharrack

TR16 5SB

GUIDE PRICE Guide

Price £850,000

- ARCHITECTURALLY STUNNING 'GRAND DESIGNS' STYLE ECO HOME
- SUPERB SPECIFICATION THROUGHOUT
- FOUR BEDROOM THREE BATHROOM HOME
- BALCONIES WITH FABULOUS VIEWS
- EQUIDISTANT BETWEEN TRURO AND FALMOUTH
- WONDERFUL OPEN PLAN LIVING SPACE WITH VAULTED CEILING
- LOW MAINTENANCE SHELTERED AND PRIVATE OUTDOOR SPACE
  - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 2511.00 sq ft



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### DESCRIPTION

An exceptional contemporary family home offering space, style and light in equal measure. Well in excess of 2500 Square Feet, this expansive home offers a level of quality and style rarely encountered, and offers superbly flexible accommodation. Ground floor with two bedrooms, both with access to outdoor terraces, Utility room and Shower room. First floor with stunning principle bedroom with balcony, further bedroom, family bathroom and separate cloakroom. Second floor with a quite remarkable open plan reception room enjoying glorious elevated countryside views along with a wonderful 24Ft. balcony. Gated Parking and Car port. Low maintenance gardens and grounds. Situated on the outskirts of Carharrack, the property is perfectly situated for access to the seaside town of Falmouth and the County town of Truro. All in all a wonderfully stylish high specification home in a peaceful, rural edge of village location. The house benefits from a ground source heat pump system serving underfloor heating throughout, and whole house mechanical ventilation with heat recovery. The property has recently been run as a particularly successful holiday let business over the last ten years and has generated around £50,000 per annum on average.

### ENTRANCE

Intercom entrance system. Composite door opening into:

### ENTRANCE HALL

12'5" x 11'5" average dimensions. (3.798m x 3.5m average dimensions.)

Solid oak flooring. Solid oak doors opening into bedrooms three and four. Ground floor shower room and utility room.

### UTILITY ROOM

12'0" x 7'4" (3.682m x 2.251m)

Tile effect vinyl flooring. A range of floor standing cupboard and drawer units with granite effect roll top worksurface over. Inset one bowl stainless steel sink unit with drainer board and mixer tap over. Space and plumbing for washing machine and tumble dryer. Vaillant Green IQ ground source heating system. Large cupboard housing Vaillant mains pressure water cylinder and a Villavent whole house ventilation system with heat recovery.

### BEDROOM TWO

28'3" x 11'2" (8.636m x 3.426m)

A remarkably spacious ground floor bedroom which could be used for a variety of purposes, but currently utilised as a large bedroom with double bed and two singles. Solid oak flooring. UPVC double glazed sliding patio door opening out onto front terrace. UPVC double glazed window to side elevation.

### BEDROOM THREE

24'4" reducing to 12'9" x 11'3". (7.436m reducing to 3.895m x 3.434m.)

A lovely dual aspect double bedroom with solid oak flooring. UPVC double glazed sliding patio doors leading out onto front terrace. UPVC double glazed window to side elevation.

### GROUND FLOOR SHOWER ROOM

11'1" reducing to 7'7" x 6'9". (3.393m reducing to 2.334m x 2.075m.)

A stunning shower room with ceramic tile flooring. Large shower cubicle with rain soak showerhead over. Pedestal wash hand basin. Low-level WC. UPVC double glazed obscured window to side elevation. Wall mounted heated towel rail. Under stairs storage cupboard.

### FIRST FLOOR LANDING

20'4" x 10'0" (6.211m x 3.061m)

A bespoke oak staircase leads up to a generous and light filled landing which gives access to bedrooms one and two, family bathroom, separate WC along with access to the external raised decking area.

### BEDROOM ONE

24'1" x 18'8" reducing to 16'4" (7.345m x 5.707m reducing to 5m)

A spectacular triple aspect principal bedroom suite benefiting from an abundance of natural light. Solid oak flooring. UPVC double glazed windows to both side elevations. There is a recessed area which can be curtained off with shower cubicle with plumbed shower unit over. Glass wash hand basin with vanity unit beneath and splashback behind. Four metres of glazing to front elevation with UPVC double glazed French doors take in the stunning rural views and give access on to a fabulous composite decked balcony area.



#### BEDROOM FOUR

13'7" x 11'1" (4.154m x 3.383m)

A generous dual aspect double bedroom with UPVC double glazed window to rear elevation and side elevation. Solid oak flooring.

#### FAMILY BATHROOM

13'7" reducing to 8'7" x 8'10" (4.156m reducing to 2.632m x 2.705m)

A superb bespoke bathroom suite with ceramic tile flooring. Tiled bath with mounted mixer tap over. Separate large shower cubicle with plumbed showerhead over. Pedestal wash hand basin. Low-level WC. Wall mounted heated towel rail. Part tiled to four walls. UPVC double glazed obscured window to side elevation.

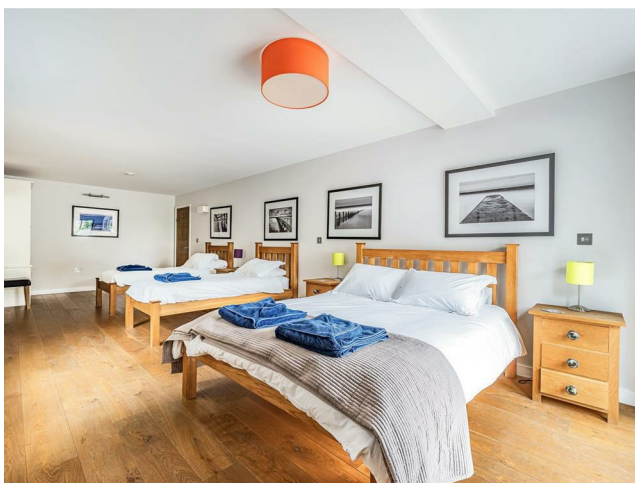
#### CLOAKROOM

4'11" x 4'3" m (1.504m x 1.3 m)

Ceramic tile flooring. Low-level WC. Pedestal wash hand basin with mixer tap over. Extractor fan.

#### SECOND FLOOR

From the first floor landing an impressive wrought iron spiral staircase leads up to the second floor.







Carnmarth, Carharrack, TR16 5SB



### OPEN PLAN RECEPTION

32'6" x 24'1". (9.93m x 7.349m.)

An Incredible open plan living area which is absolutely flooded with natural light, thanks to two UPVC double glazed windows to the rear elevation, four Velux windows, along with a full room width of both fixed and sliding UPVC double glazed French doors leading out onto the stunning balcony with glorious elevated countryside views. There are areas for kitchen, living and dining space that all flow into one another. There's a bespoke kitchen with a range of floor standing and wall mounted and drawer units with polished Silestone work surfaces over. Inset one and a half bowl stainless sink unit with mixer mixer tap over and granite cut draining board to side. Integrated Siemens oven and convection oven with space for American style fridge freezer. Integrated dishwasher. The generous living space focuses on the impressive raised 8 kW Stovax multifuel burner which sits on a slate hearth. There is ample space for a large dining table currently situated close to the front windows and next to the double glazed window to side elevation.

### BALCONY

24'3 x 10'3 (7.39m x 3.12m)

A stunning external space, designed to replicate the deck of a ship. With composite decking and plenty of space for sofas, tables and chairs, this stunning elevated balcony enjoys broad and far reaching elevated countryside views.







## OUTDOOR SPACES

Accessed from the first floor landing, a glazed UPVC composite door opens out onto a stunning decked area which leads around the rear of the property providing useful private spaces for dining with a broad larger area enjoying views across countryside currently housing a full size dining table and Outdoor hot tub.

To the ground floor there is ample external space. The property is approached via a timber five bar gate providing access for numerous vehicles. To the front side of the property there is a low maintenance slate shingle garden area. The driveway leads directly into a covered carport which opens up behind the property into a useful storage space which leads to a large integrated rear store. To the front of the property there is also two terraced areas leading directly out from bedrooms three and four.

## MATERIAL INFORMATION

Verified Material Information Asking price: Guide price £850,00 Council tax band: C Council tax annual charge: £2082.25 a year (£173.52 a month) Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Underfloor heating, Wood burner, and Ground source heat pump Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent Parking: Covered, Driveway, and Gated 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.



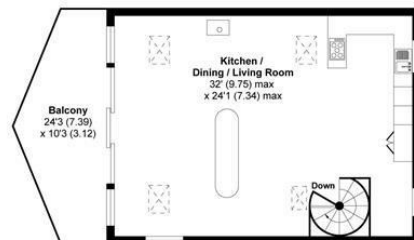
# Miners, Carnmarth, Carharrack, Redruth, TR16

Approximate Area = 2511 sq ft / 233.2 sq m

Outbuilding = 187 sq ft / 17.3 sq m

Total = 2698 sq ft / 250.5 sq m

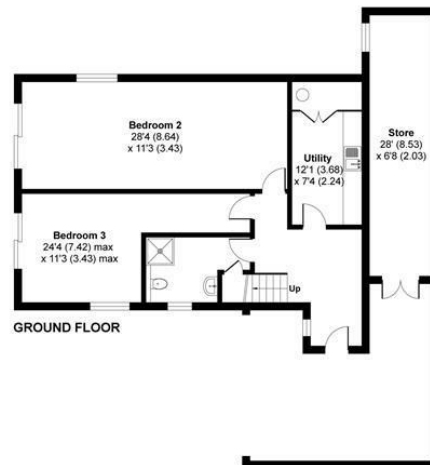
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©mchecom 2024. Produced for Millerson. REF: 1209157

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	81	
(69-80) C		
(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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