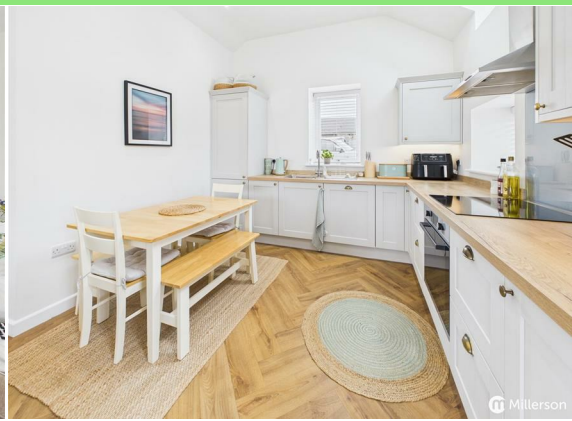


Higher Stennack Farm Troon Camborne

Offers In Excess Of
£350,000

- SUPERB RURAL HOME
- GENEROUS GARDEN WITH OPEN COUNTRYSIDE/SEA VIEWS
- TWO DOUBLE BEDROOMS
 - OPEN PLAN LIVING/KITCHEN/DINER
- AIR SOURCE UNDERFLOOR HEATING
 - VAULTED CEILINGS
 - TWO DRIVEWAYS
- REMAINDER OF 6 YEAR ARCHITECTS CERTIFICATE
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 636.00 sq ft



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PROPERTY DESCRIPTION

Situated at the end of a quiet lane on the rural outskirts of Treslothan is this recently built, detached character home enjoying a wonderful open aspect with views over open countryside and sea beyond.. The property has been carefully designed to create bright, open plan living accommodation with vaulted ceilings, herringbone LVT underfloor heating and lots of natural light. There are two comfortable bedrooms with the master boasting views over the garden and countryside beyond, a well appointed three piece bathroom, a superb kitchen with integrated appliances, dining space and dual aspect living area with patio doors opening onto the garden. Two driveways provide parking for five/six cars whilst the generous garden offers the perfect enclosed space for children, pets and entertaining. There is also the remainder of a six year architect certificate from February 2024.

LOCATION

Higher Stennack is a tucked away country hamlet just outside the village of Troon which is a popular village situated just 1.5 miles from Camborne. The village offers a range of amenities including a local primary school, convenience store with post office, chemist, Football Club, play park and woodland walks. Camborne is a Historic mining town in Mid West Cornwall which sits on the main A30 and mainline railway offering excellent transport links through the county and beyond. The town offers a wide range of retail and leisure facilities, schools for all ages and several beaches are within a short drive with popular choices including Portreath, Gwithian, and Porthtowan, all located within 7 miles.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Double glazed door into:

OPEN PLAN LIVING/KITCHEN/DINER

A beautiful open plan living space boasting lots of sunlight with its dual aspect and Velux windows. Herringbone LVT wood effect flooring with under floor heating runs through the kitchen and living space an into the hallway along with a comfortable dining area and patio doors opening onto a wonderful patio area with garden and countryside views. The kitchen has been fitted with a selection of shaker style matching units with complementary wood effect work surfaces and under lit wall cabinets, integrated fridge, freezer, dishwasher, microwave oven, hob and extractor.

HALLWAY

Continuation of herringbone LVT flooring with under floor heating, inset lighting, doors to bedrooms and bathroom.

BEDROOM ONE

A large master bedroom with three double glazed windows enjoying garden and distant countryside views, fitted triple wardrobe, wood effect LVT flooring with underfloor heating, door to rear access.

BEDROOM TWO

A second double bedroom with dual aspect double glazing including Velux, wood effect LVT flooring with underfloor heating, mezzanine storage area.

BATHROOM

A beautifully appointed three piece bathroom suite comprising bath with shower over and tiled surround, hand basin with fitted cupboard below and W.C, chrome effect heated towel rail, inset lighting, obscure double glazed window, large walk-in storage cupboard also housing water heater

OUTSIDE

The property sits at the end of a quiet rural lane and enjoys an open aspect over its own gardens and countryside beyond. There are two gravel driveways gravel providing parking for five/six cars, two sheds for storage, a front gravel courtyard and a generous main garden which is enclosed, laid to lawn and enjoys a wonderful open rural aspect. Double doors from the living area open onto a lovely patio area which also enjoys the views and offers the perfect space for alfresco dining and entertaining.

DIRECTIONS

Approaching Troon village from Treslothan take the right hand turn on the bend onto Gernick Lane and immediately left towards Copper Hill. Take the next right after approximately 175 yards, up the lane keeping to the left where the property can be found on your left hand side.

MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Electricity-powered central heating is installed.

Heating features: Double glazing, Underfloor heating, and Air source heat pump

Broadband: FTTP (Fibre to the Premises)

Parking: Private

Building safety issues: No

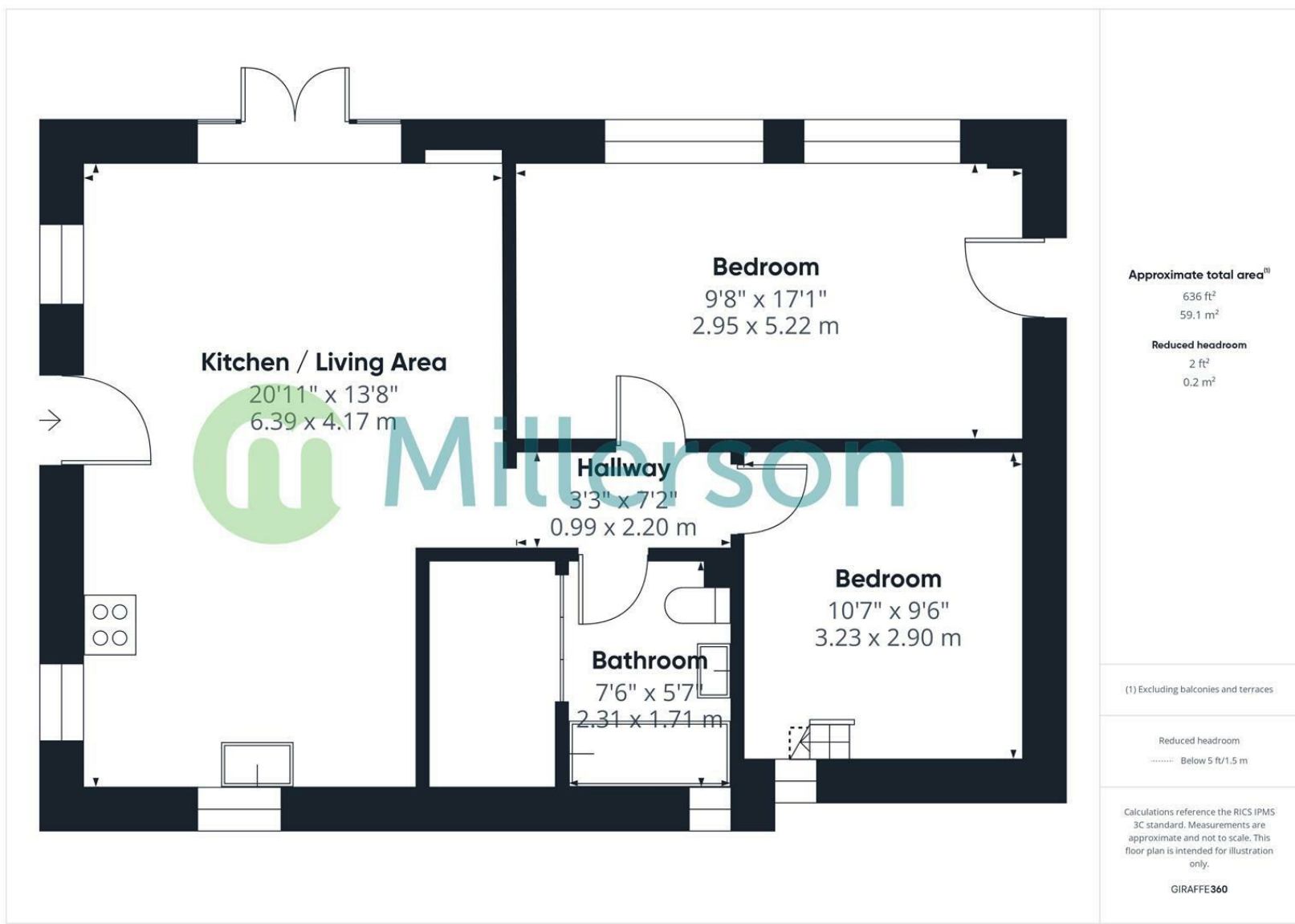


Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes

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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.





Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

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Here To Help

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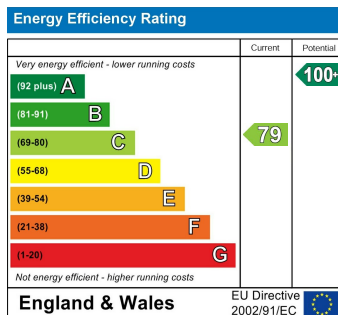
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