

Reskadinnick

Camborne

TR14 0BH

Guide Price £400,000

- SPACIOUS THREE BEDROOM TWO RECEPTION ROOM BUNGALOW
- DESIRABLE RURAL LOCATION
- BEAUTIFUL VIEWS TO ALL SIDES
- AMPLE PARKING FOR MULTIPLE CARS
- PRIVATE AND PEACEFUL LOCATION
- BEAUTIFUL REAR GARDEN
- OUTDOOR STUDIO/SUMMERHOUSE
- ATTACHED GARAGE
- THREE DOUBLE BEDROOMS
- APPROACHING 1/4 ACRE



Tenure - Freehold

Council Tax Band - E

Floor Area - 1717.50 sq ft



DESCRIPTION

A beautifully situated and spacious three bedroom detached bungalow, enjoying lovely rural views. This spacious family home sits in the heart of this sought after and peaceful Hamlet enjoying tranquility in a convenient setting with easy access to the A30. In brief, the accommodation comprises an over 20 foot living room, spacious dining room, kitchen, three generous bedrooms, and family bathroom. There is also a lean to conservatory running most of the length of the rear of the property, which accesses a useful utility space. Outside there are lovely gardens and grounds to the front and rear, both enjoying beautiful countryside views. to the front there is a semi circular driveway, leading in and out, and an attached garage. To the rear, a very useful summer house, a greenhouse, and a lovely lawned garden with numerous fruit trees. Stunning views are afforded to the side and front of the property in this glorious setting. a tremendous opportunity for anyone, looking for a sizable and impressive family home in a lovely rural position.

ENTRANCE

uPVC double glazed door opening into:

ENTRANCE PORCH

8'7" x 6'11" m (2.617m x 2.110 m)

UPVC double glazed windows to 3 sides. Polycarbonate roof, glazed timber door opening to:

HALLWAY

A generous hall with doors giving access to living room, kitchen, all three bedrooms and family bathroom. Loft access. Radiator.

LIVING ROOM

21'4" m x 12'0" m (6.523 m x 3.674 m)

A superb and spacious dual aspect living room with glorious views to front and side. UPVC double glazed window to front elevation overlooking the front garden with farmland views beyond. uPVC double glazed picture windows to side and front elevation enjoying superb far reaching unobstructed rural views. Wood burner with granite surround and mantle with slate hearth. Glazed obscured windows through dining room. Door through to:

KITCHEN

11'7" m x 9'2" m (3.541 m x 2.796 m)

A pleasant kitchen with ceramic tile flooring. A range of floor standing and mounted cupboard and drawer units with granite effect roll top work surfaces over. One and a half bowl composite sink unit with drainer board and mixer tap over. Tiled to two walls. Integrated oven and grill. Integrated Belling four ring hob with extractor fan over. Integrated fridge. UPVC double glazed window to rear elevation through conservatory. Floor to ceiling cupboard with wooden slatted shelving. Glazed timber door to hallway. Glazed timber door through to dining room.

DINING ROOM

14'9" m x 11'5" m (4.509 m x 3.492 m)

Another superb dual aspect, reception room enjoying tremendous rural views to side and to rear. uPVC triple glazed window to side elevation, enjoying far, reaching rural views, uPVC triple glazed window to rear overlooking the rear garden and to countryside beyond. Wall mounted radiator, uPVC double glazed, obscured door opening into conservatory.

CONSERVATORY/SUN ROOM

30'10" m x 5'3" m (9.399 m x 1.602 m)

A tremendously useful space to the rear of the property giving access to both the garden and to the utility room. uPVC double glazed windows to front with two sliding doors giving access to the rear garden. Floor standing Worcester oil fired Boiler. Polycarbonate roof. Timber glazed door into garage. Open access into utility area.

UTILITY AREA

9'3" m x 4'5" m. (2.831 m x 1.352 m.)

Another very useful space with one bowl stainless steel sink unit with hot and cold taps over. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer , uPVC double glazed window to rear elevation. Glazed window through to garage.

BEDROOM 1

12'6" m x 11'6" m (3.813 m x 3.527 m)

A spacious double bedroom with built-in mirrored wardrobe. Recessed shower cubicle with electric shower over. uPVC double glazed window to front elevation, enjoying a pleasant, rural outlook. Wall mounted radiator.



BEDROOM 2

12'0" m x 9'4" m. (3.667 m x 2.861 m.)

Another excellent double bedroom with uPVC double glazed window through to conservatory. Wall mounted radiator. Corner sink unit. Door opening into WC with low-level WC.

BEDROOM 3

10'11" x 8'6" (3.350 x 2.609)

Another well proportioned double bedroom which is currently utilised as a home office/studio. uPVC double glazed window to front elevation, enjoying a pleasant rural outlook .Wall mounted radiator.

FAMILY BATHROOM

6'5" m x 5'7" m (1.969 m x 1.713 m)

Panelled bath with wall mounted electric shower over. Pedestal wash hand basin, low level WC. Wall mounted chrome, heated towel rail. Part tiled to 3 walls. uPVC double glazed obscured window to rear elevation. Extractor fan.

OUTSIDE

Millpond sits centrally within a superb plot, with excellent levels of space, privacy and sunshine to both sides of the property.

TO THE FRONT

Via two vehicular five bar gates, an impressive Semi-circular in and out driveway gives access to the property and provides multiple parking spaces, as well as leading to the attached garage, Within the driveway is an impressive and well manicured ornamental garden which is predominantly laid to level lawn, with a range of impressive bushes, shrubs, plants and heathers interspersed. There's plenty of space to enjoy this lovely part of the property. Secure gated access is available to the rear garden on one side of the property.

GARAGE

30'1" m x a 10'7" m (9.187 m x a 3.249 m)

A tremendously useful space with a range of shelving. Power and light. Up and over garage door. Pedestal wash hand basin.





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TO THE REAR

An absolutely stunning rear garden which is predominantly laid to level lawn. Beautiful views are afforded from all areas of the garden across the countryside surrounding the property. There are numerous fruit trees, including apple and cherry, along with a further range of mature shrubs and plants to the borders. There is a very useful 8' x 6' pent shed, a further block built storage shed housing two oil tanks. To the corner of the garden there is an approximately 12' x 10' Greenhouse, alongside a vegetable plot. In addition there is a sizeable and very useful summer house.

SUMMERHOUSE/STUDIO

15'9" m x 10'4" m (4.803 m x 3.150 m)

A wonderful space which is currently used as a photographic studio, and as such has been insulated throughout. uPVC double glaze window to front elevation, uPVC double glazed window to side elevation, Oak affect laminate flooring, power and light.

SIDE GARDEN

To the side of the property there is a very pleasant and extremely sheltered, concrete paved terrace, affording, absolute privacy and enjoying superb countryside views. This area of the garden has gated access back to the front garden.



Ground Floor
Approx. 159.4 sq. metres (1715.7 sq. feet)



Total area: approx. 159.4 sq. metres (1715.7 sq. feet)

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

Directions To Property

Contact Us

29 Commercial Street
Camborne
Cornwall
TR14 8JX
E: camborne@millerson.com
T: 01209 612255
www.millerson.com

Valuation Request

