

Sparry Farm, Sparry Bottom, Carharrack,  
Redruth, TR16 5SH











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Welcome to this exquisite country retreat. A gorgeous traditional property nestled within 2.5 acres of land comprising gardens, paddocks and stables. With four bedrooms and plenty of living space the property is a harmonious blend of modern comfort with traditional character and charm. From the stylish kitchen and adjacent snug/dining room to the large lounge with its two log burners, the property has a warm and relaxed feeling. Dual staircases lead to four bedrooms, a bathroom and a dedicated home office. The property faces south overlooking the picturesque gardens and combined with the additional amenities there is so much to offer a prospective purchaser. Embrace the tranquillity of rural living while revelling in the beauty of nature. This country house is the perfect place to call home.



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**GUIDE PRICE - £745,000**

**LOCATION**

Carharrack is a village nestled in mid Cornwall, growing in popularity and for good reason. The village enjoys a well stocked convenience store and a strong community. A super central location from which can be accessed stunning beaches on both the North and the South Coasts as well as the nearby mining trails perfect for walking and cycling. The A30 is also within easy reach as well as a selection of major towns such as Truro, Redruth, Camborne, Falmouth and Helston.

**ACCOMMODATION**

Upon entering, you are greeted by a classic and stylish kitchen that seamlessly blends modern amenities with timeless elegance. The adjacent dining room/snug features a Rayburn stove, creating a warm and inviting atmosphere perfect for relaxing with your family. The large lounge exudes comfort, featuring not one, but two log burners that add a touch of rustic charm to the living space. It's a place where you can unwind in front of a crackling fire while enjoying a view of the gardens.

A thoughtful layout provides ample space and functionality. The utility room offers convenience, while the ground floor shower room adds a practical touch to the property's comfort.

As you make your way upstairs, you'll find two staircases that add to the uniqueness of the home. The first staircase leads to four generously sized bedrooms, the master of which enjoys an en-suite and a family bathroom. From the bedrooms, you can revel in stunning views of the surrounding land and gardens, enhancing the feeling of tranquility and relaxation.

The second staircase leads to a versatile and valuable space perfect as a home office. Whether you need a dedicated workspace or a creative haven, this room offers endless possibilities to suit your needs.

**OUTSIDE**

The outside space is a huge asset, there are beautiful cottage style gardens well stocked with an established range of trees and shrubs. Meander from area to area with a choice of areas in which to enjoy an alfresco dinner or perhaps an evening G and T on the deck overlooking the wildlife pond and gardens. The summerhouse is hugely useful perfect as a studio, hobbies room or home office. For the keen gardener there is a separate area which has been utilised by the present vendors as a successful produce garden. The land is arranged in two paddocks, perfect for horses or hobby farming.

**DIMENSIONS**

KITCHEN/BREAKFAST ROOM: 15'10" x 11'10" (4.83m x 3.61m)  
UTILITY ROOM: 9'0" x 6'6" (2.74m x 1.98m),  
DINING ROOM: 12'0" x 10'4" (3.66m x 3.15m)  
LOUNGE: 25'10" x 11'9" (7.87m x 3.58m),  
STUDY AREA: "L" SHAPED 14'1" MAX x 11'9" MAX (4.29m x 3.58m)  
MASTER BEDROOM: 14'1" x 12'2" (4.29m x 3.71m),  
EN-SUITE SHOWER/WC: 7'1" x 6'0" (2.16m x 1.83m)  
BEDROOM TWO: 13'8" x 12'0" (4.17m x 3.66m)  
BEDROOM THREE: 8'10" x 8'9" (2.69m x 2.67m)  
BEDROOM FOUR: 9'0" x 8'9" (2.74m x 2.67m)

**OUTSIDE**

SUMMERHOUSE: 9'8" x 7'2" (2.95m x 2.18m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		43	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



STUDIO: 10'7" x 10'6" (3.23m x 3.20m)  
STABLE 1: 14'0" x 13'9" (4.27m x 4.19m)  
STABLE 2: 13'10" x 10'7" (4.22m x 3.23m)  
STABLE 3: 9'10" x 9'7" (3.00m x 2.92m)  
TACK ROOM: 13'11" x 9'4" (4.24m x 2.84m)  
GARAGE: 21'0" x 12'4" (6.40m x 3.76m)  
WORKSHOP: 21'6" x 15'11" (6.55m x 4.85m)

**SERVICES**

Mains electricity, water and drainage. Oil fired central heating. Council Tax Band E.

**ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

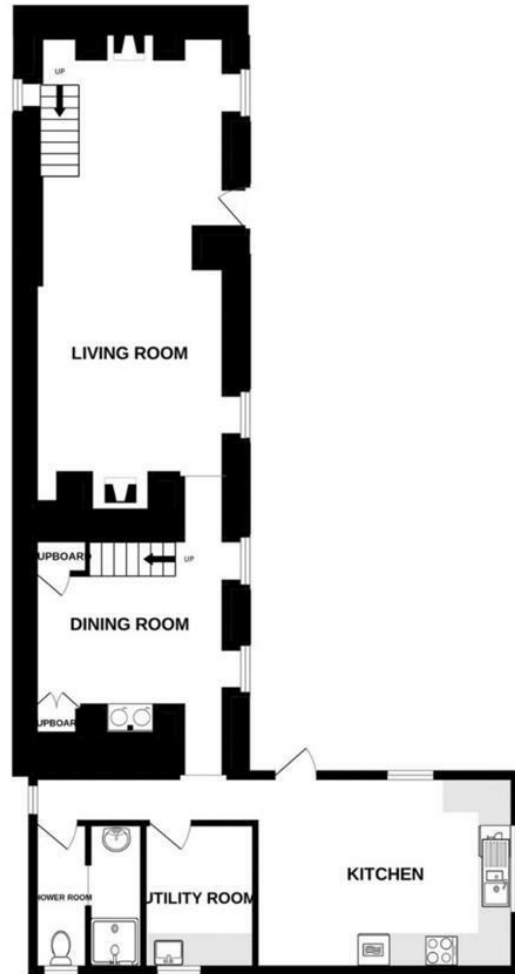
**PROOF OF FINANCE – PURCHASERS**

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

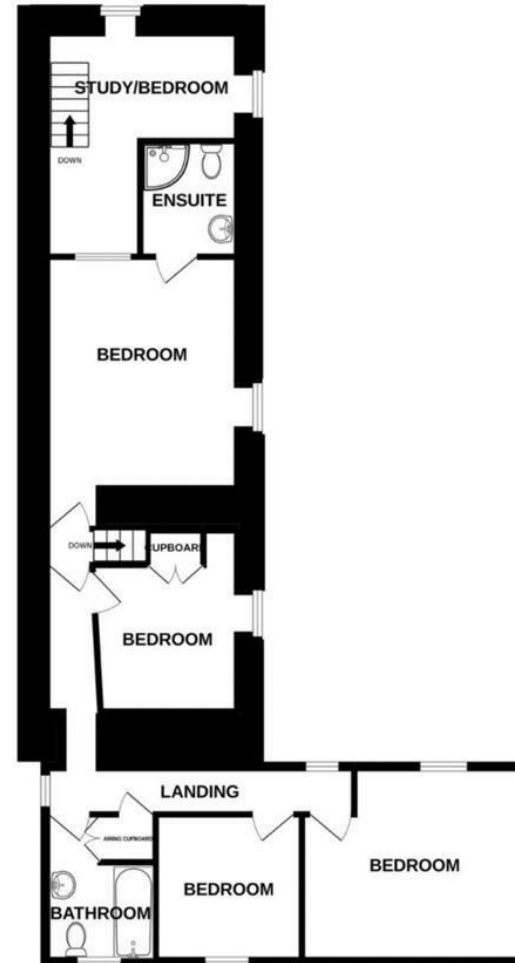




GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



