

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







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Welcome to this rural country home.

This traditional property is nestled within 2.5 acres of land which is situated within easy travelling distance of Truro, Falmouth and Redruth. The land is divided into two large level paddocks of approximately .75 of an acre each, there is a large mature garden with an adjoining vegetable and fruit growing area. With four bedrooms and plenty of living space the property is a harmonious blend of modern comfort with traditional character and charm. There are a variety of outbuildings which include three stables, a workshop, tack room, garage, greenhouse, woodstore and studio. The property has potential to provide a variety of income streams, such as horticulture, tea garden or as a location for home working. It is in a private and peaceful location on the edge of the village with immediate access to the mining trails and footpaths for walking, cycling and horse riding. The well established garden is a haven for wildlife, particularly birds, who return each year to nest. The property faces south so that the sun can be enjoyed from sunrise through to sunset in the summer months. In the winter the property is sheltered from extremes of weather.

Sparry Farm offers a warm and relaxed atmosphere and combines indoor and outdoor living throughout the year and is the ideal place to call home.



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GUIDE PRICE - £730,000

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 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





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
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.

Services

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

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

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 will inform you of the process once your offer has been accepted.

Proof of Finances

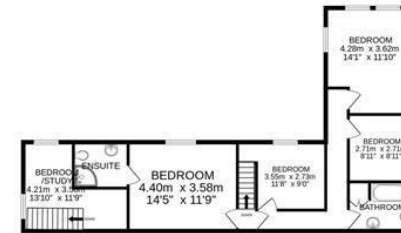
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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