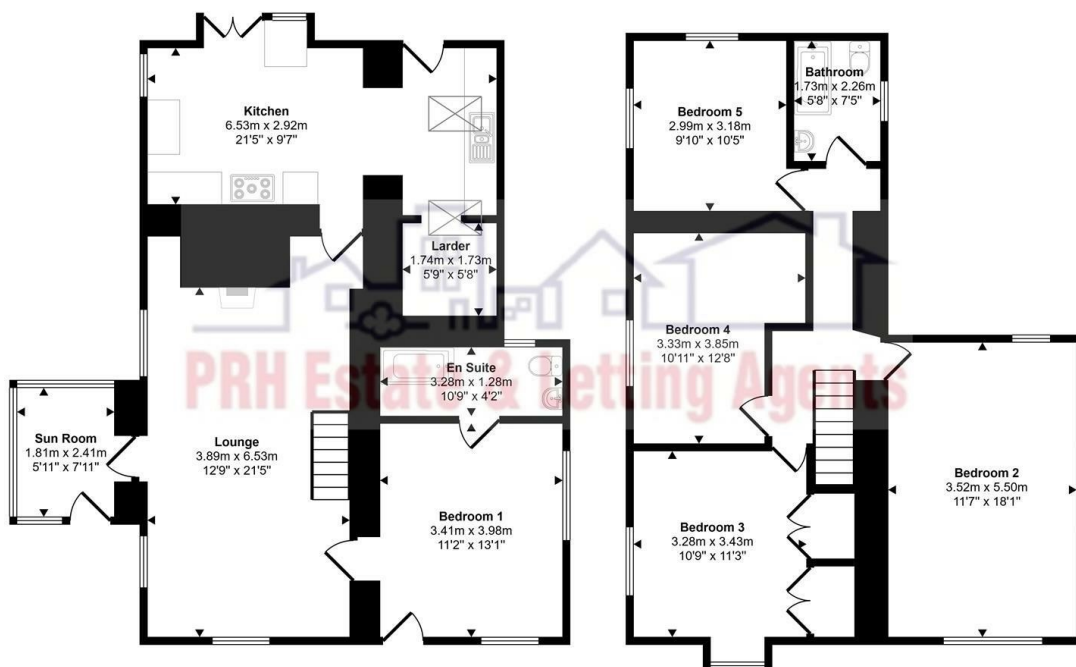


Approx Gross Internal Area  
160 sq m / 1719 sq ft



Newmill

£695,000





Carn Marth Trythall  
Newmill  
TR20 8YA

£695,000

## KEY FEATURES

- DETACHED FAMILY HOME IN IDYLIC SETTING
- GENEROUS ACCOMMODATION
- 5 BEDROOMS AND 2 BATHROOMS
- ENVELOPED IN DRAMATIC RURAL SCENERY
- DETACHED GARAGE & AMPLE PARKING
- EPC E (41 83)

## DIRECTIONS

From our office proceed into Heamoor Village along Madron Road. At the crossroads before you head up the hill to Madron, turn right and continue along the road taking the first turning on the left. Proceed up Bone Hill for a mile past Gear Farm, Higher Gear, Break My Neck Farm on the right then Carn Marth is the next turning on the right.



*We are delighted to offer to the market this stunning detached family home that is situated in an area of outstanding natural beauty and offers a tranquil escape surrounded by breathtaking unspoiled countryside.*

*Accessed via a private lane, this property boasts generous accommodation including five bedrooms (one on the ground floor), two bathrooms (one ensuite to the ground floor bedroom), and a large lounge complete with an inviting inglenook fireplace. The current owners have carried out extensive work whilst the property has been in their ownership including: limewash to the cement render allowing breathability and preserving the property, the original septic tank has been replaced with a sewage treatment plant, and complete decoration throughout.*

*The gardens are mostly laid to lawn and are bordered with Cornish drystone hedging. There is a detached garage and ample parking.*

*The charm of this home is truly accentuated by its idyllic setting and the serenity of the dramatic scenery that surrounds it. An early viewing is essential to avoid disappointment.*

**TENURE:** Freehold \*\*\* **SERVICES:** Mains electric and Water. Drainage via a sewage treatment plant LPG Boiler & Heating \*\*\* **COUNCIL TAX BAND:** E \*\*\*  
Ofcom suggest an internet speed of up to 1000 Mbps and Ofcom suggest EE, 02 and Vodafone have limited coverage at the property

