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Sales & Lettings



## Under Ridge

Carnkie, Redruth, TR16 6SA

**£369,950**



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Carnkie is a pleasant place in which to live and is a popular hamlet giving access to Carn Brea with its superb views, Redruth, Camborne and outlying areas. A non estate home, it has the most lovely gardens which over the years have been thoughtfully and carefully laid out and tended with the bonus of a substantial workshop, a potting shed, a greenhouse, a garage and an outside wc. Two bedroomeed accommodation is on offer together with a lounge and a separate dining room leading through to the kitchen. There is a front conservatory taking full advantage of the views. The property is double glazed, has oil fired heating and the internal doors have been replaced with oak doors. As previously mentioned the rear garden has been thoughtfully laid out interspersed with patios, a pergola with a Honeysuckle and various shrubs and plants which would be of particular interest to the keen gardener. There is a lawned front garden interspersed with borders and a driveway providing parking for several vehicles leading to a garage. Carnkie is a favoured residential location within approximately two and a half miles of Redruth and the A30 is also accessible being some three and a half miles away. For those who enjoy country walks, there is the old mineral tramway, the great flat lode and of course Carn Brea being one of the highest points in the county.

## ENTRANCE CONSERVATORY

**8'7" x 8'9" (2.64m x 2.68m)**

With a triple aspect taking full advantage of the views to the Carn. Slate flooring, a radiator and a door to:

## HALLWAY

Loft access, oak flooring, shelving and a radiator.

## LOUNGE

**11'9" x 14'9" (3.59m x 4.52m)**

Focusing on a marble fire surround with an inset gas fire. Radiator and an aspect to the front elevation. Door to:

## DINING ROOM

**10'7" x 12'9" (3.23m x 3.89m)**

Two deep built-in cupboards, oak flooring and a Worcester combination boiler.

## KITCHEN

**8'8" x 8'6" (2.66m x 2.60m)**

Well laid out having plenty of working surfaces with storage facilities beneath and splash backs in tiles and stainless steel. Complementary eye level cupboards and space for white goods.

## UTILITY ROOM

**8'8" x 5'6" (2.66m x 1.69m)**

Tiled flooring, fitted cupboards and double doors to the exterior.

## BEDROOM 1

**11'3" x 10'5" (3.45m x 3.20m)**

With a wardrobe and a radiator.

## BEDROOM 2

**11'1" x 10'7" (3.39m x 3.24m)**

With a wardrobe and a radiator.

## SHOWER ROOM

**5'3" x 6'7" (1.62m x 2.01m)**

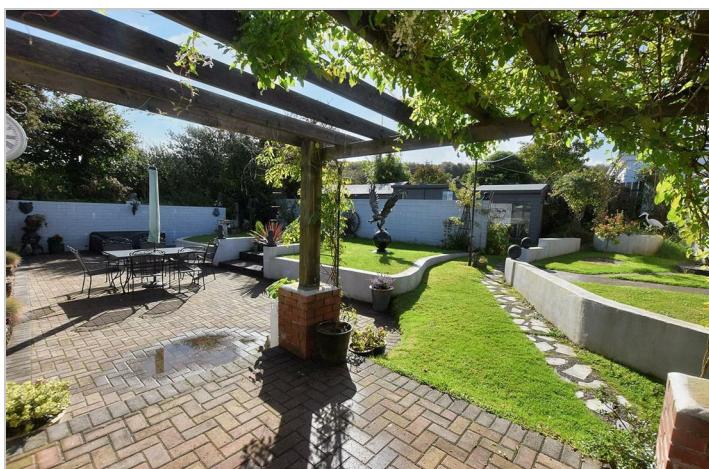
Fully tiled having a cubicle with a Triton electric shower and contrasting tiles. Enclosed wash hand basin with storage cupboards beneath and to the sides with a low level wc. Radiator and extractor fan.

## OUTSIDE

Driveway parking is provided with a turning space and this leads to a GARAGE 2.28m x 5.43m (9'3 x 17'10) with an electric door and an ATTACHED WORKSHOP 2.71m x 2.09m (8'11 x 6'10). The front garden is thoughtfully laid out with some mature planting plus Ivy and Honeysuckle. There is an oil storage tank and gas bottles. Access is given to quite a substantial rear garden which is a great credit to the vendors and over the years has been thoughtfully and carefully laid out combining ease of maintenance with a large sitting out area and a pergola with a Honeysuckle. There are a range of borders and the garden really has to be seen to be fully appreciated. There is a substantial WORKSHOP adjoined by a POTTING SHED with laminate flooring. A greenhouse is provided and an outside wc. There is a focal point circular pond to the rear of the bungalow.

## DIRECTIONS

From our office in Redruth proceed along Penryn Street, on into Falmouth Road and up to the five crossroads and traffic lights. Turn right and proceed up Buller Hill turning right sign posted to Carnkie. As you pass through the village turn left opposite the former chapel towards Higher Carnkie and the property will be found on the left hand side.



## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

## SERVICES

Mains drainage, mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 21 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & indoor, Three - Good outdoor & indoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).



## Road Map



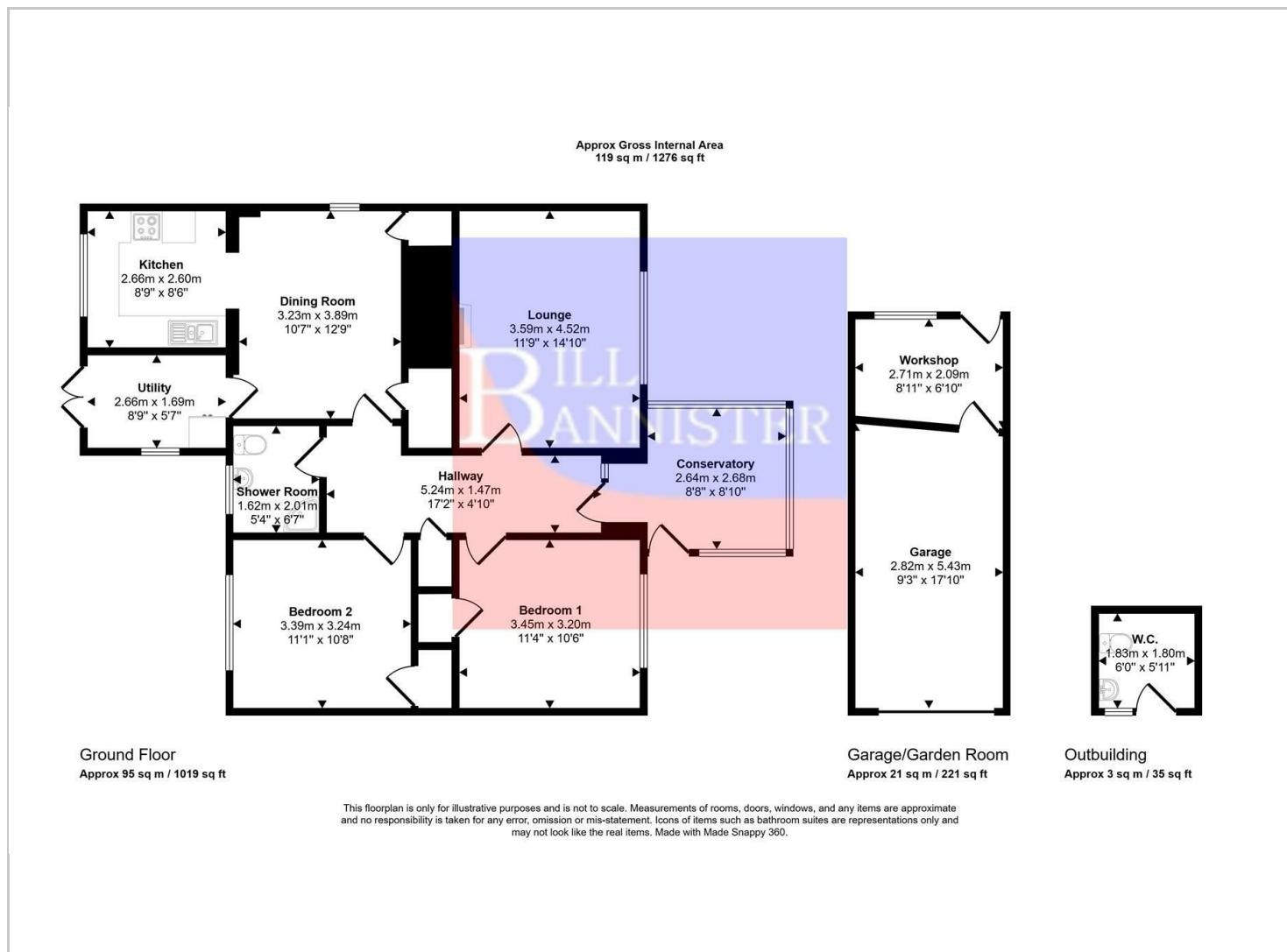
## Hybrid Map



## Terrain Map



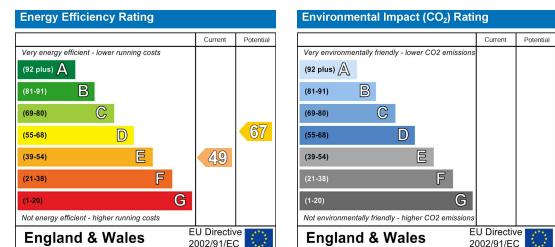
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.