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# BILL BANNISTER

Sales & Lettings



## Carnanton

Carnkie, Redruth, TR16 6RZ

**£339,950**



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Carnanton is in our opinion, an excellent well presented detached bungalow having two bedrooms, the master with a dressing area and an en-suite. There is a hallway, a good lounge through to a well appointed kitchen/dining room and also a breakfast area. The property has propane heating together with double glazing and it will be offered chain free. Perhaps a car enthusiasts paradise, it has tarmac to the front for probably four/five cars plus a side driveway. There are three separate garages together with a substantial workroom/hobbies room, a shelved store room and also a covered log store. There is a very substantial patio to one side with a cold and hot outside tap. A lawn has a raised bed, there is also a timber garden shed and a greenhouse. The property has two radon sumps and it will be offered with curtains and venetian blinds. A loft ladder leads to a partially boarded area with lighting. The vendor informs us that the telephone cabinet across the road has fibre broadband, although no attempt has been made to connect to this. Carnkie is a lovely hamlet on the slopes of the Carn and approximately a mile and a half from Redruth. For those who enjoy country walks, there are mineral tramways and the Great Flat Lode close by.

## RECESSED PORCH

With a double glazed door to:

## HALLWAY

A deep airing cupboard with slatted shelving and housing a Glow Worm propane boiler. A loft hatch with a fold-away ladder leads to the roof space which is part boarded with a light.

## LOUNGE

**21'10" x 11'9" (6.68m x 3.60m)**

With a small pane door to the hallway. Available by

separate negotiation is a Clearview multi fuel stove. Two wall lights, a radiator and a pair of small pane glazed doors to:

## KITCHEN/DINING ROOM

**18'11" x 12'5" (5.77m x 3.80m)**

A lovely room with French doors and a window looking to the rear and towards the Carn. There is a one and a half bowl sink unit flanked by ample working surfaces with colourful red tiled backs and storage facilities beneath. Complementary eye level cupboards are provided and there is a fine Range Master cooker included in the sale. Spot lighting and an external door. The kitchen area has a tiled floor which leads through to:

## BREAKFAST AREA

**9'10" x 7'10" (3.00m x 2.41m)**

With a breakfast bar, a fitted fridge and deep freeze, a tall cupboard and eye level units.

## MASTER BEDROOM

**17'7" x 9'9" overall (5.36m x 2.99m overall)**

With a radiator and a dressing area with two double wardrobes with mirrored doors.

## EN-SUITE

Tiled walls and having a cubicle with a mains shower. Wash hand basin and wc. Extractor fan.

## BEDROOM 2

**9'8" x 8'10" (2.96m x 2.71m)**

With a radiator.

## FAMILY BATHROOM

Fully tiled and having a panelled bath with a mains shower and a screen. Wash hand basin and a low level wc. Tall radiator.

## OUTSIDE

7'6" (2.3)

To the front of the property there is a tarmac hard standing for probably four to five vehicles and a side drive leads to a GARAGE 5.23m x 3.34m (17'1 x 10'11) with an electric roller door and a pedestrian door to WORKROOM/HOBBIES 5.58m average x 3.81m (18'3 x 12'5) plus a further area 3.50m average x 1.56m (11'5 x 5'1). There are plenty of worktops with storage facilities beneath, an eye level cupboard and two night store heaters plus an external door. Attached to this is a SECOND GARAGE 5.25m x 4.60m (17'2 x 15'1) average dimensions with a triple folding wooden door and storage facilities. Attached to the side of the bungalow is a FURTHER GARAGE 6.90m x 3.08m (22'7 x 10'1) and behind this is a STORE 3.20m x 1.80m (10'5 x 5'10) with shelving and beyond this again is a covered log store. There is a TIMBER SHED 2.50m x 2.00m (8'2 x 6'6) and a GREENHOUSE 3.00m x 2.30m (9'10 x 7'6). To the side of the workroom and second garage there is a substantial patio area taking advantage of views across Carnkie and up to the Carn. To the rear of the bungalow there is a further hard standing area with both hot and cold outside taps. There is an enclosed, quite generous lawn again taking advantage of village views and it has two raised borders. We feel that all the garaging and parking etc is certainly a very prominent feature of this lovely property.



## DIRECTIONS

From our office in Redruth proceed along Falmouth Road all the way up to the traffic lights. Turn right towards Helston and take the turning right marked Carnkie. Pass through the hamlet, past the former chapel and the property will be found on the right hand side.



## Road Map



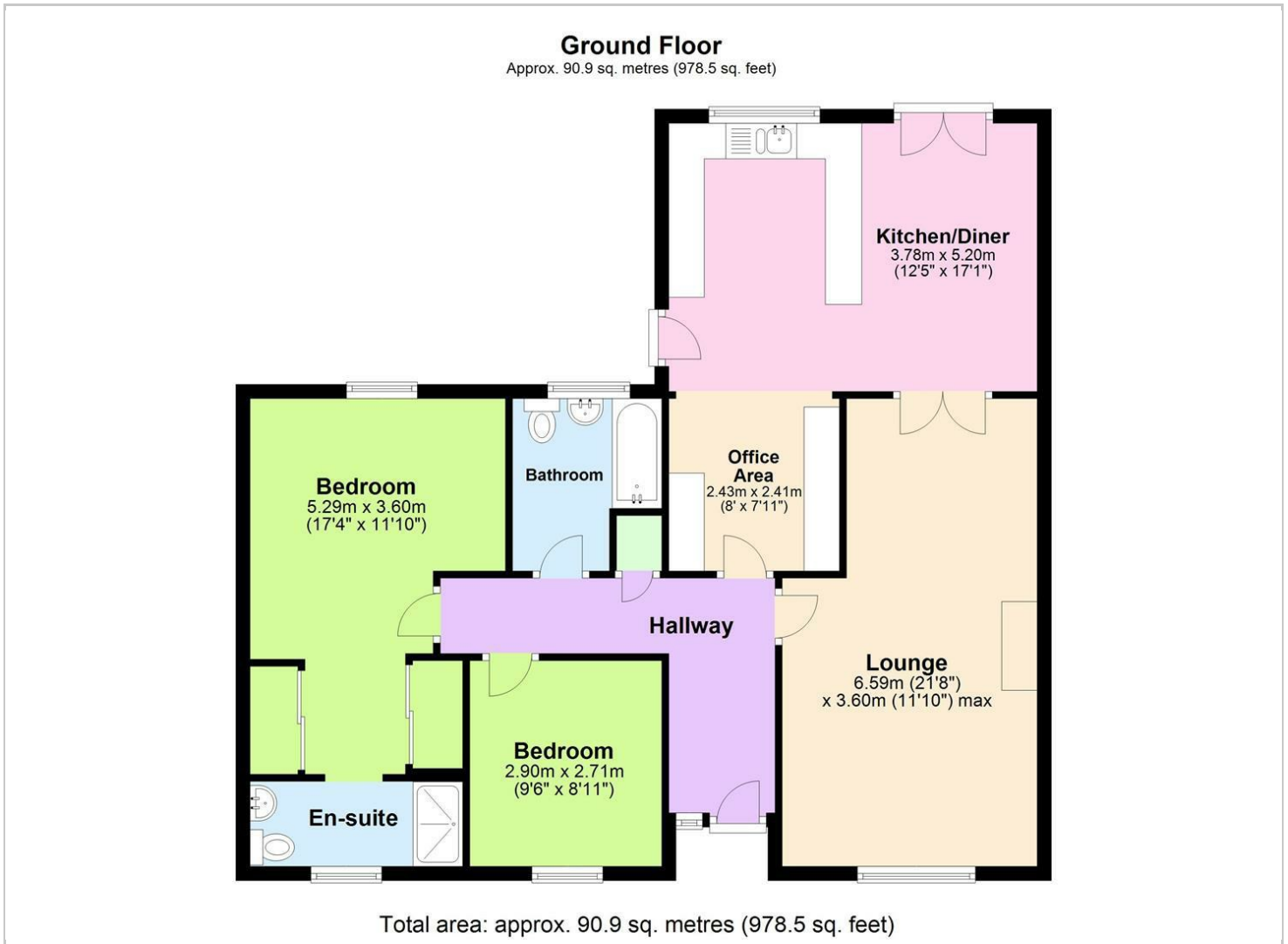
## Hybrid Map



## Terrain Map



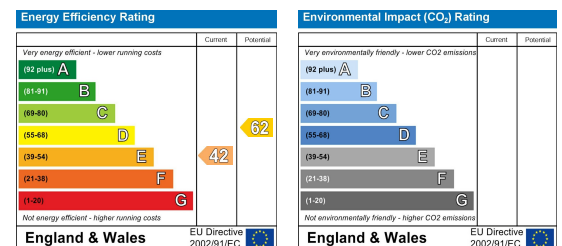
## Floor Plan



## 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



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