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Carnhell Road, Gwinear, Hayle

Guide Price £410,000

Freehold

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Property Introduction

Built in 1900, this extended family home offers well presented accommodation arranged over three floors.

At ground floor level there is a generous living room, further reception room, super kitchen/diner and useful ground floor cloakroom. On the first floor there are three bedrooms (with the principal bedroom having en-suite facilities) and a spacious family bathroom. Stairs then lead up to a fantastic attic room gaining glorious open countryside views.

With off road parking for four cars, garage and generous rear garden with an outdoor shower, we highly recommend viewing this most spacious and well proportioned home.

Location

Carnhell Green is located approximately three miles south west of Camborne within the parish of Gwinear close to the town of Hayle and within close proximity to the main A30 trunk road. Within the village itself is a handy convenience store and, as you would expect from such a location, there are an abundance of countryside walks available on the doorstep. Both Camborne and Hayle boast a number of retail outlets and other facilities, such as mainline Railway Stations, with the former enjoying sandy beaches and especially popular for their surfing.

The adjoining villages of Portreath and Porthtowan take in the traditional Cornish scenery from the clifftop footpaths and showcasing reminders of our rich, industrial mining history and heritage with engine houses and workings located nearby. The cathedral city of Truro lies approximately eighteen miles distant being the main centre in Cornwall for business and commerce, and is renowned for its Georgian architecture, cobbled streets and its three-spired cathedral.

ACCOMMODATION COMPRISES

Double glazed panel front door to:-

ENTRANCE PORCH

Double glazed window to front. Obscure glazed door to:-

INNER PORCH
Tiled flooring. Feature wood clad walling. Door to:-

ENTRANCE HALL
Stairs rising to first floor. Understairs storage cupboard. Radiator. Doors to:-

LIVING ROOM 13' 5" x 10' 6" (4.09m x 3.20m) plus bay
Double glazed bay window to front. Feature fireplace with granite hearth and surround housing living flame gas fire. Picture rail. Radiator.

SECOND RECEPTION ROOM 10' 9" x 10' 0" (3.27m x 3.05m) plus recesses
Double glazed window to rear. Carpeted flooring. Recessed shelving.

KITCHEN/DINER 18' 4" x 8' 1" (5.58m x 2.46m)
Fitted with a matching range of Shaker style wall and base cupboards with roll top edge worksurfaces over incorporating sink and drainer. Double oven and four ring gas hob inset to worksurface. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to rear and side. Laminate flooring. Stable door to rear garden. Door to:-

GROUND FLOOR CLOAKROOM
Fitted with a close coupled WC and wash handbasin inset to vanity unit. Obscure double glazed window to side.
From entrance hall stairs rising to:-

FIRST FLOOR SPLIT LANDING
Built in storage cupboard. Shelving. Doors to:

BEDROOM ONE 17' 2" x 8' 0" (5.23m x 2.44m) plus large recess
Double glazed window to rear. Access hatch to loft. Two roof lights. Radiator.

BEDROOM TWO 10' 7" x 8' 5" (3.22m x 2.56m)
Double glazed window to front with rural views. Built in wardrobe with mirrored glass sliding doors. Wood flooring. Door to

EN-SUITE SHOWER ROOM
Independent shower cubicle housing electric shower. Low level WC. Wall mounted wash hand basin. Tiled floor. Inset spot lights

BEDROOM THREE 10' 6" x 6' 10" (3.20m x 2.08m)
Double glazed window to front. Radiator.

FAMILY BATHROOM
Fitted with a modern white suite comprising panelled spa bath with jets with mains fed shower over, low level WC and pedestal wash handbasin. Wooden flooring. Heated towel rail. Recessed storage. From landing, stairs rising to:-

ATTIC ROOM 17' 1" x 15' 6" (5.20m x 4.72m) plus recesses, reduced head height to two sides
Canopy ceiling. Double glazed roof lights to front and rear gaining open countryside views. Built-in cupboard. Two radiators.

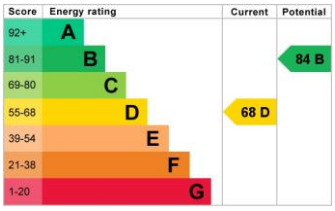
OUTSIDE
To the front of the property there is paviour paved parking for three to four cars leading in turn to the garage. The rear garden backs on to open fields and offers a generous deck housing an outside pool table and outside shower. The patio leads on to the generous lawned garden which is enclosed by fencing, hedging and low stone walls.

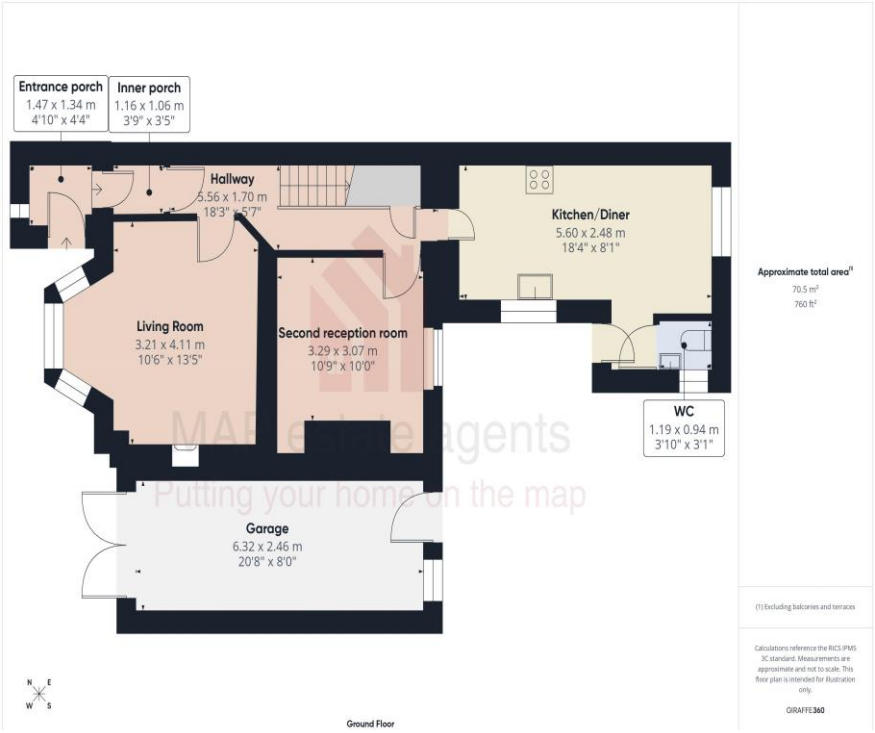
GARAGE (not measured) 20' 8" x 8' 0" (6.29m x 2.44m)
Double doors. Power and light connected. Courtesy door to rear. Roof light to rear.

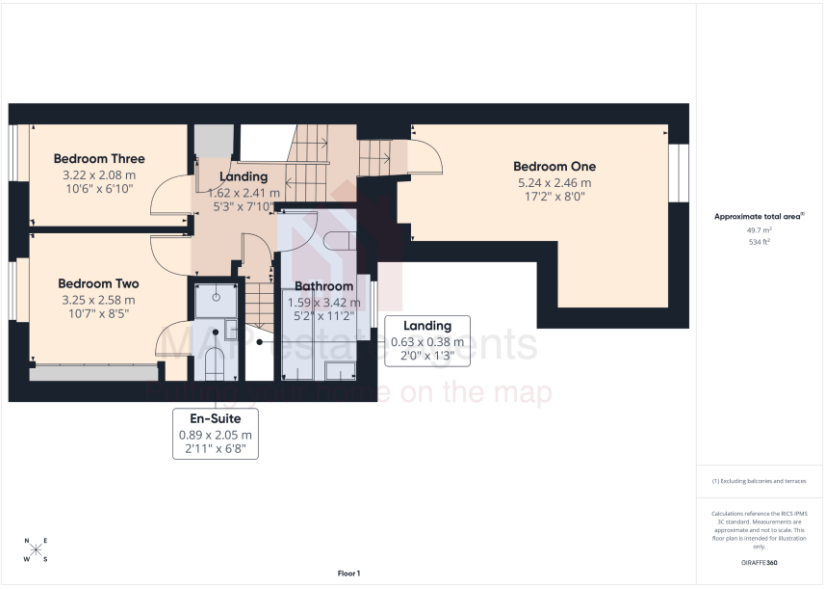
SERVICES
Mains water , mains electricity, mains drainage and mains gas.

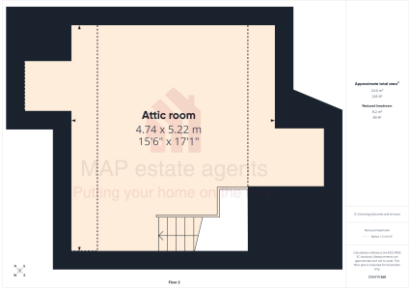
AGENT'S NOTE
The Council Tax band for the property is band 'C'.

DIRECTIONS
From Camborne Police Station head out of town on the on the B3303 towards Helston. Take the third turning on the right into Barripper Road (signed posted Barripper and Carnhell Green) and follow this road for approximately two miles. On entering Carnhell Green at a staggered crossroads continue straight ahead and the property will be found on the left hand side. If using What3words:-
yawned.homelands.imparts









MAP's top reasons to view this home

- Substantial semi-detached home
- Two reception rooms
- Extended kitchen/diner
- Three bedrooms and large attic room
- Presented in good decorative order
- Gas central heating and double glazing
- Well maintained garden and outside shower
- Countryside views
- Garage
- Parking

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