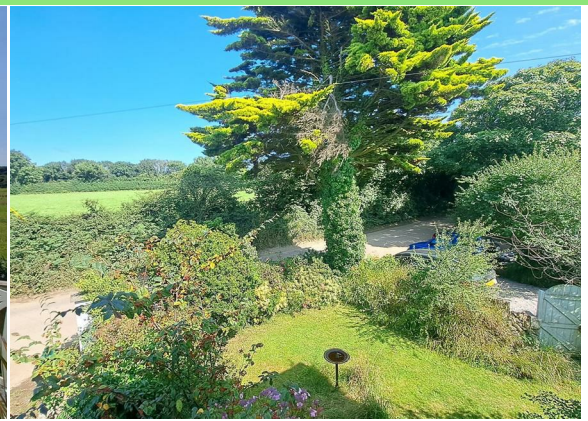
Cathebedron Road

Carnhell Green

TR14 0NB

Asking Price £325,000

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- LARGE LOUNGE
- COUNTRYSIDE VIEWS TO BOTH FRONT AND REAR
- KITCHEN AND UTILITY
- DINING ROOM/HALL
- DRIVEWAY FOR THREE CARS
- LARGE SUNNY GARDEN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1222.00 sq ft

3

1

2

F27

PROPERTY DESCRIPTION

Situated on the edge of Carnhell Green, a quiet rural village between Hayle and Camborne, is this semi detached family home backing on to open countryside. The property enjoys an incredibly private, sunny garden and spacious accommodation comprising a large entrance hall/dining room, kitchen, utility, cloak room, large lounge, three comfortable bedrooms and a family bathroom. The main bedroom boasts a walk-in wardrobe which was previously an ensuite and opens onto an impressive balcony with stunning countryside views. A driveway provides parking for three cars whilst the main gardens lie to the front and side boasting all day sunshine, privacy and mature boundaries. There is also a covered patio area which is great for storage and entertaining along with the added benefit of a well used static home which offers great versatility, perfect for children to have their own space. Other benefits include LPG central heating, double glazing, a double sided wood burner which when is use helps to heat most of the house.

Carnhell Green is perfect for rural living offering plenty of walks, a local shop and easy access to the popular seaside town of Hayle. Hayle is situated on the North coast and is approximately five miles away and offers a range of cafes, restaurants and shops plus a beach with miles of golden sand. The beaches at Gwithian and Godrevy are also approximately three miles away from the property. Camborne is approximately two miles away where a main line railway to London can be located together with bus services to Truro.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Wooden stable door into:

HALL/DINING ROOM

18'4" x 7'6" (5.58 x 2.29)
A large and welcoming, triple aspect hall with dining area, double glazed windows over looking the main garden, wood effect flooring, feature fireplace with double sided wood burning stove, electric heater, door into:

KITCHEN

14'0" x 10'8" (4.26 x 3.24)
A good sized kitchen fitted with a range of matching base and wall units, granite effect worksurfaces, one and half bowl stainless steel sink with mixer tap and drainer, electric oven and hob, space for dishwasher, wood effect flooring, door to rear hall, open arch into:

LOUNGE

21'3" x 13'8" max including stairs (6.48 x 4.17 max including stairs)
A large lounge which was originally two rooms with large exposed central supporting beams, feature fireplace with double sided wood burning stove, Parquet wood flooring, study space, two radiators, double glazed window over looking the front garden, door to front garden, inset lighting, stairs to first floor.

REAR HALL

Wood effect flooring, double glazed door to rear, doors to utility ad cloak room.

UTILITY

A useful utility room with spaces for washing machine and tumble dryer, hand basin, tiled walls, tiled floor, obscure double glazed window, radiator.

CLOAK ROOM

W.C, radiator, wood effect flooring, obscure double glazed window.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, loft access hatch, radiator.

BEDROOM ONE

15'0" x 14'1" > 9'1" (4.56 x 4.29 > 2.76)
A good sized, dual aspect main bedroom boasting sliding patio doors opening onto an impressive balcony with stunning countryside views, walk-in wardrobe which was previously an Ensuite, radiator, double glazed window.

BEDROOM TWO

10'2" x 9'2" (3.09 x 2.79)
A comfortable second double bedroom with double glazed window enjoying countrywide views, radiator.

BEDROOM THREE

10'1" x 8'8" (3.07 x 2.63)
Another good sized room with double glazed window enjoying countryside views, radiator, parquet flooring.

BATHROOM

A three piece bathroom suite comprising bath with shower over, W.C and hand basin, half tiled walls, chrome effect heated towel rail, double glazed window, walk-in airing cupboard with fitted shelving and wall mounted combination boiler.

OUTSIDE

The property is nicely set back and is approached over a gravelled driveway providing parking for three cars. A pedestrian gate leads into an incredibly private garden with a slate paved pathway leading to the main door. The front garden is laid to lawn with mature hedge borders with the main garden lying to the side. The side garden boasts all day sunshine and is also laid to lawn with further mature hedged borders. To the rear you will find a covered patio and storage area which can be enclosed with 'wall door' and external stairs lead to the balcony from the main bedroom. There is also the addition of a well used static home which offers great versatility.

MATERIAL INFORMATION

Council tax band: C

Council tax annual charge: £1974.56 a year (£164.55 a month)
Tenure: Freehold
Property type: House
Property construction: Standard form
Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Septic tank
Heating: Central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: Off Street
Building safety issues: None
Building safety - defects or hazards: None.
Building safety - work done: None
Building safety - work required be done: None
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: F

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

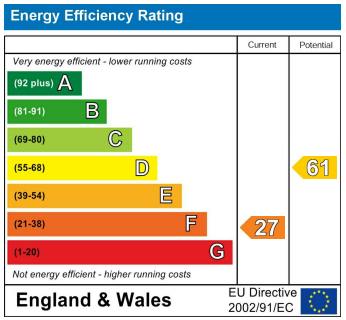
Ground Floor

Approx. 61.7 sq. metres (663.9 sq. feet)

First Floor

Approx. 51.9 sq. metres (558.2 sq. feet)

Total area: approx. 113.5 sq. metres (1222.0 sq. feet)



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