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**Carnhell Road,
Carnhell Green, Camborne**

**Guide Price £400,000
Freehold**





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Property Introduction

Located within the village of Carnhell Green is this substantial detached family home.

Enjoying a rural outlook over adjoining fields, the property is presented to a very good standard and would be an ideal purchase for those buyers looking for a generous size home within a small community.

Upon entering the property via a conservatory, an inner hallway accesses a cosy lounge with gas fire being the focal point, plus a snug, a generous family size kitchen/diner and a wet room, whilst to the first floor are three bedrooms. What is very apparent within the property is the great deal of natural light which filters through to both the ground floor and first floor accommodation. Within the property are many characteristic features, such as pine doors and wood flooring along with a beautiful stained glass window located on the first floor landing. The property is considered an ideal purchase for a family to enjoy a spacious home as well as generous enclosed rear gardens offering a good range of mature shrubs and useful outbuildings.

Immediately to the front is off-road parking for several vehicles.

Location

Carnhell Green is located approximately three miles south west of Camborne within the parish of Gwinear, Gwithian 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

uPVC double glazed door opening to:-

ENTRANCE CONSERVATORY 12' 2" x 10' 0" (3.71m x 3.05m)

uPVC double glazed windows enjoying views over adjoining field. Tiled flooring and radiator. Door to:-

INNER HALLWAY

Tiled flooring, staircase to first floor with storage cupboard under, part wood flooring and radiator. Door to:-

SNUG 10' 7" x 8' 7" (3.22m x 2.61m)

uPVC double glazed window. Feature tiled fireplace with wood surround and slate hearth, dado rail, picture rail, wood flooring and radiator.

LOUNGE 13' 10" x 11' 6" (4.21m x 3.50m)

uPVC double glazed window to the front and uPVC double glazed window to the rear. Gas fire with attractive surround, wood flooring picture rail and radiator.

KITCHEN/DINER 26' 8" x 10' 6" (8.12m x 3.20m) maximum measurements

A generous family size room with two uPVC double glazed windows. Belfast style sink unit with mixer tap, range of base storage cupboards with drawers over, wall-mounted storage cupboards, range of working surfaces, dishwasher, gas hob, solid fuel 'Rayburn' set in an attractive brick recess and cooker. 'Velux' window, borrowed light window from entranced hall, storage cupboard housing boiler, part tiled walls, wood flooring and radiator.

REAR ENTRANCE

uPVC double glazed stain wood door to the outside. Tiled flooring and radiator.

WET ROOM

Shower unit, pedestal wash hand basin, hand grip bath, close coupled WC, tiled flooring, extractor fan and radiator.

HALF LANDING

Feature stained glass window. Access to:-

FIRST FLOOR LANDING

Access to loft. Doors off to:-

BEDROOM ONE 13' 9" x 11' 8" (4.19m x 3.55m)

uPVC double glazed window to the front and uPVC double glazed window to the rear. Wood flooring and radiator.

BEDROOM TWO 10' 9" x 9' 7" (3.27m x 2.92m)

uPVC double glazed window to the front. Radiator.

BEDROOM THREE 13' 10" x 10' 8" (4.21m x 3.25m)

uPVC double glazed window to the front and uPVC double glazed window to the side enjoying rural views. Radiator.

OUTSIDE

As previously mentioned, immediately to the front of the property is a tarmacked driveway offering ample parking facilities along with a small lawn with a variety of shrubs. The rear garden is enclosed with concrete paths and access to a raised slate/chipping beds with lawned garden and a further array of mature shrubs, palm trees and three useful storage sheds with power connected. The rear garden enjoys a great deal of privacy as well as being sheltered.

SERVICES

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

AGENT'S NOTE

Please note the Council Tax band for this property is band 'D'.

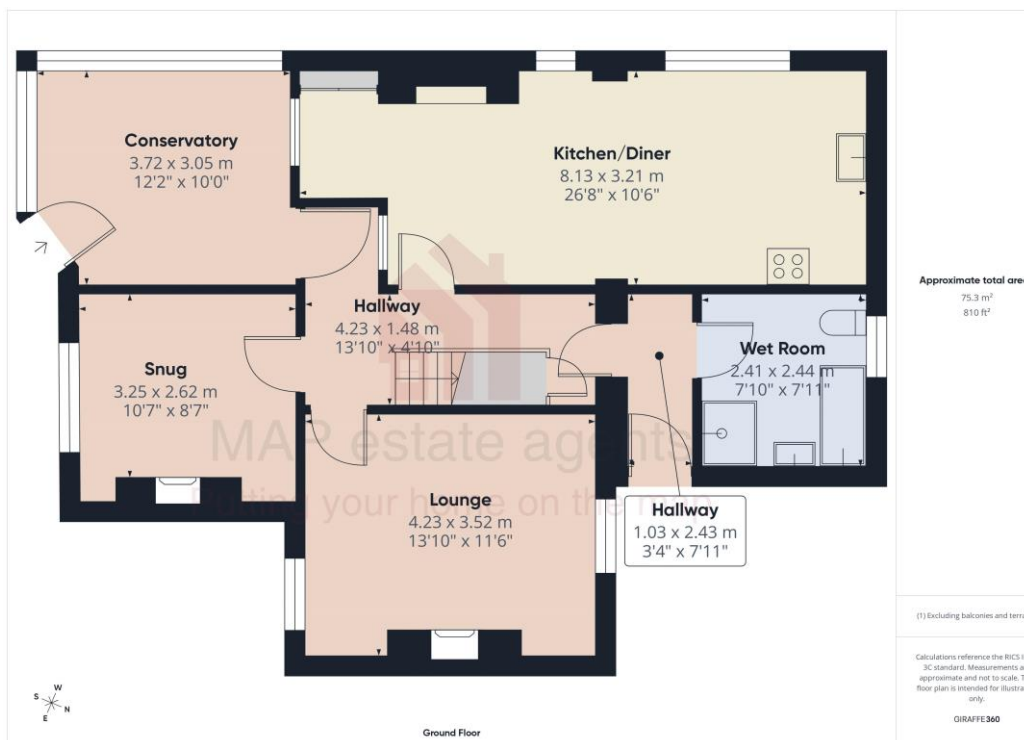


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Impressive detached family home
- Located in a peaceful hamlet adjoining open countryside
- Three bedrooms
- Lounge with separate snug
- Generous family kitchen/diner
- Entrance conservatory
- uPVC double glazed windows, gas central heating
- Rural views
- Enclosed rear garden with outbuildings
- Off-road parking facilities on driveway



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