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Sales & Lettings



## Windy Heights Mount Whistle Road

South Tehidy, Camborne, TR14 0HU

**£795,000**



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Available with no onward chain, we are delighted to bring to market this eye-catching and modern detached four/six bedroomed executive home situated in a much sought-after area of the county and providing impressive and sizeable family living areas, certainly offering opportunities for multi-generational living. Furthermore, this large property is on an expansive plot with a fabulous, wooded rear garden and really must be seen to be fully appreciated. Set within the largest area of woodland in West Cornwall and offering access to Tehidy Country Park and Golf Course, the property is also within proximity to many North Cornwall coastal towns as well as other surrounding attractions. The house is accessed by a sizeable driveway framed by mature trees and shrubbery, ensuring a strong degree of privacy. A pathway from the drive leads to the front door which has clear double glazed sidelights that help to enhance the amount of natural light that flows into the property. On entry, the large and impressive hallway exudes space, comfort, and modern elegance courtesy of the staircase with a glass balustrade. You will also find the convenience of a downstairs shower room off the hallway. The fitted kitchen offers plenty of space and equipment for food preparation and includes a number of integrated appliances including a Bosch gas hob with extractor hood, a Neff electric oven and grill, a Sharp microwave/convection oven and the piece de resistance, a striking Esse multi-fuel range cooker with a back boiler. Adjacent to the kitchen is a good sized utility area with additional sink and drainer, space and plumbing for washing machine as well as other appliances. Here you will also find a storage cupboard that houses the large water immersion storage tank fed from a gas boiler, solar tubes and traditional electrical immersion heating. We understand from the vendor that the Navitron Solar Thermal tubes, fitted on both sides of the garage roof, provide circa 7 months free hot water! To the opposite side of the kitchen, internal French doors open into the large, impressive L-shaped lounge/living room which is also accessed via an interconnecting door in the hallway, ensuring excellent flow through, ideal in a socialising setting. This room also has the additional benefit of a recessed multi fuel burner set on a slate hearth with a very pleasant outlook over the south facing front garden. The ground floor also has two further rooms, one used by the vendors as a gymnasium, the other as a home office. Both could be re-purposed as bedrooms if so required to increase to a six bedroom property. A striking switchback staircase with a glass balustrade leads to the first floor landing which is very much enhanced not only by the overstairs roof light but also by the spacious and airy gallery-like space that sits at the heart of this part of the home, an ideal area to perhaps relax and read. The landing has a built-in wardrobe and then leads you to a dual aspect, master bedroom which is complemented by a large en-suite shower room with corner quadrant shower cubicle. Two further bedrooms are sited at the front of the property with a fourth to the rear. The bedrooms are further complemented by a good sized family bathroom that includes a separate shower. Overall, the first floor of this property is certainly enhanced by the number of Velux roof lights which ensure generous helpings of natural light. Externally, the driveway to the front offers parking for multiple vehicles plus turning space. The driveway leads to a large double garage with lighting and power. Privacy is ensured by the mature tree lined borders and frontage. The front garden is fully south facing with a patio area to benefit. There is a lawned area bordered by mature trees and established shrubbery, plants and hedging. The rear garden again has a patio area before a lawned area connects to the woodland that makes the property feel very self-contained, adding privacy, character, and a sense of wilderness that is rare in residential settings. Furthermore, we understand from the current vendor that there is potential for development, subject of course to the appropriate planning consent. In terms of location, there is nearby access to both Tehidy Country Park & Golf Course and this location is less than three miles to the

coastal town of Portreath, with its beach and access to the famous South West Coastal Path. Nearby towns include Camborne and Redruth with a good range of amenities which are more or less equidistant from the property whilst Pool provides a number of out of town multiples and supermarkets. There is also close proximity to many other North Cornwall coastal towns and surrounding attractions.

Upvc front door with a half clear double glazed panel and two side lights with half clear double glazed panels opens to:

#### ENTRANCE HALLWAY

A large hallway with a radiator. Doors with four decorative frosted glazed panels open to the lounge, kitchen and two further ground floor rooms. Door to:

#### SHOWER ROOM

6'9" x 4'8" (2.06m x 1.44m)

Fully tiled with a low level wc and a wash hand basin below a upvc double glazed window overlooking the front garden and aspect. Wall mounted towel radiator. Corner quadrant shower cubicle with a Grohe thermostatic shower.

#### OFFICE/BEDROOM 5

9'4" x 7'8" (2.85m x 2.34m)

Radiator below a upvc double glazed window overlooking the front garden and aspect. Wall mounted electric panel heater.

#### GYM/BEDROOM 6

10'9" x 11'5" (3.29m x 3.50m)

Currently used as a gym. A dual aspect room with a radiator below a upvc double glazed window overlooking the front garden and aspect. Further radiator below a second upvc double glazed window overlooking the side aspect.

#### KITCHEN

14'7" x 10'10" (4.45m x 3.32m)

A wide galley style kitchen fitted with a range of eye level storage cupboards and base level storage cupboards and drawers. Oak straight edge worktops with metro style tiled splash backs. One and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Lamona integrated dishwasher and a Bosch integrated gas hob with a Bosch extractor hood over. Neff built-in electric cooker and grill with a Sharp built-in microwave and convection oven below. Esse multi-fuel range cooker with a back boiler. Rail spot lighting and underfloor heating. French doors to the lounge and a door to:

#### UTILITY ROOM

10'8" x 8'3" (3.27m x 2.54m)

Underfloor heating, space and plumbing for a washing machine and a one and a half bowl stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect. Upvc door with a half clear double glazed panel opens to the rear garden and patio. Worcester boiler and space for further white goods including a tall fridge/freezer. Sliding doors open to the controls for the heating system.

#### LOUNGE

23'7" x 22'9" (7.19m x 6.94m)

A large L shaped triple aspect room. Built-in multi fuel burner set on a tiled hearth. Radiator below a upvc double glazed window behind a deep decorative slate sill overlooking the front garden and aspect. Radiator below a second upvc double glazed window overlooking the side aspect. Further upvc double glazed window overlooking the rear patio and upvc double glazed French doors opening out to the rear patio.

#### FIRST FLOOR

Tel: 01209 210333

## LANDING

With a glass balustrade and a Velux roof light above the staircase. Open aspect area with two upvc double glazed windows overlooking the rear garden and aspect. Tall radiator and loft access hatch. Concertina doors open into a built-in wardrobe with hanging space.

## MASTER BEDROOM

15'3" x 15'8" (4.65m x 4.79m)

A dual aspect room with a Velux roof light offering views over the front garden, aspect and open countryside to the south. Radiator below a upvc double glazed window overlooking the side aspect. Door to:

## EN-SUITE SHOWER ROOM

7'7" x 7'6" (2.32m x 2.31m)

Low level wc and a wash hand basin below a mirrored medicine cabinet. Corner quadrant shower cubicle with Grohe thermostatic shower. Upvc double glazed window overlooking the rear garden and aspect. Built-in storage cupboard with louvre doors housing the hot water cylinder for the supply from the Esse Range cooker. Further built-in storage cupboards with louvre doors.

## FAMILY BATHROOM

8'9" x 7'5" (2.68m x 2.28m)

Fully tiled with a low level wc and a wash hand basin below a mirrored medicine cabinet. Bath and a separate corner quadrant shower cubicle with a Grohe thermostatic shower. Wall mounted towel radiator.

## BEDROOM 2

14'8" x 11'7" (4.48m x 3.55m)

Velux roof light overlooking the front garden and aspect with far reaching views over open countryside to the south. Radiator below high level upvc double glazed windows with views over open countryside to the south.

## BEDROOM 3

14'4" x 11'11" (4.38m x 3.64m)

A dual aspect room with a Velux roof light overlooking open countryside with views to the south. Radiator below a upvc double glazed window overlooking the side aspect.

## BEDROOM 4

13'0" x 9'0" (3.98m x 2.76m)

A dual aspect room with a Velux sky light overlooking the rear garden and aspect with a radiator below. Upvc double glazed window overlooking the side aspect.

## OUTSIDE

To the front there is a block paved driveway with parking and turning space for multi vehicles and mature borders of hedging and trees to either side. A slabbed pathway leads to steps to the front door. There is a front patio area bordered by a gravelled area and a laid to lawn area with a raised pond and borders of mature trees, hedging, shrubbery and plants. The driveway leads to a LARGE DOUBLE GARAGE with an up and over door, lighting and power plus the solar tube controls which are on each side of the garage roof. The driveway also accesses the rear of the property with a rear patio and a pathway running the full width of the property. A door opens to a BLOCK BUILT OUTBUILDING/WORKSHOP 2.06m x 6.02m (6'9" x 19'9"). There is a leanto greenhouse on the side of the garage and a raised gravelled area that leads to the laid to lawn rear garden. To the back of this area is a small woodland comprising of mature trees, plants and shrubbery. We are advised by the vendor that the plot is an acre in size and would appeal to those who enjoy gardening.

## DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right at the double mini roundabouts in Pool. Continue along this road towards Tehidy, joining Mount Whistle Road. Continue along, go past South Drive and Windy Heights is on the right, just beyond the left forked turning towards Camborne and is distinguished by two black and white bollards at the bottom of the driveway with a nameplate on the wall.

## AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: F.

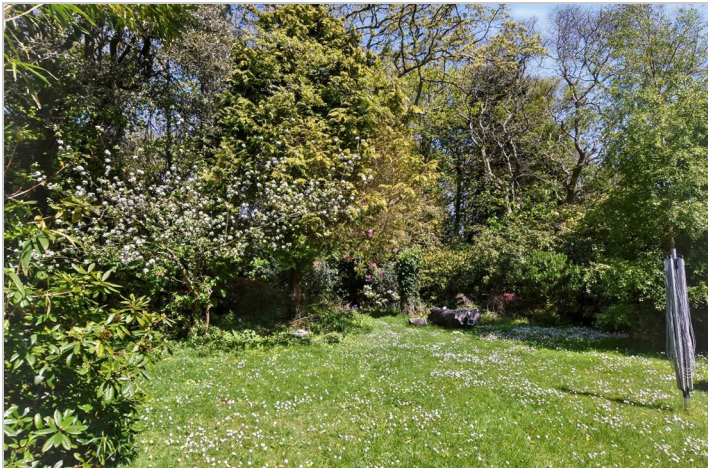
## SERVICES

Private drainage (cesspit), mains water, mains electricity, mains gas heating and solar thermal tubes.

Broadband highest available download speeds - Standard 8 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal -

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



## Road Map



## Hybrid Map



## Terrain Map



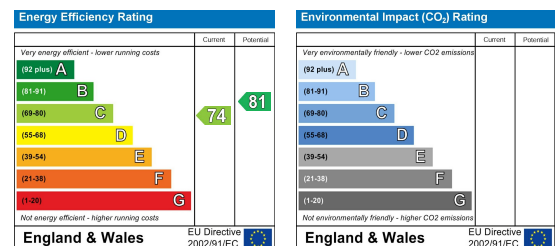
## Floor Plan



## 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



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