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**Carnhell Road,  
Carnhell Green,**

**£390,000  
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**

Set within a peaceful rural hamlet, this delightful home offers the perfect balance of countryside tranquillity and convenience. Surrounded by some of Cornwall's most sought after coastline and attractions, the property enjoys easy access to the beautiful sands of Gwithian Beach, just under four and a half miles away. Local amenities are only a short drive away, including the highly regarded Trevaskis Farm, with its award winning farm shop, local produce and restaurant.

Excellent transport links are also close at hand, with a nearby bus service and railway stations at Camborne (approximately six minutes by car) and Hayle (approximately twelve minutes by car), making travel across Cornwall straightforward. This is an ideal location for those seeking a relaxed Cornish lifestyle without compromising on connectivity.

## **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

### **ENTRANCE CONSERVATORY 12' 0" x 9' 11" (3.65m x 3.02m)**

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) plus recesses

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) maximum measurements

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' 11" x 10' 8" (8.20m x 3.25m) 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' 10" x 11' 7" (4.21m x 3.53m) max. measurements

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) maximum measurements

uPVC double glazed window to the front. Radiator.

### BEDROOM THREE 13' 10" x 10' 9" (4.21m x 3.27m) maximum measurements

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'.

### DIRECTIONS

Proceeding through Barrigger, continue for approximately a mile and a half taking you into the hamlet of Carnhell Green where the property is situated on the right-hand side just after the general stores where a 'For Sale' board has been erected. If using What3words: boring.crusaders.rests

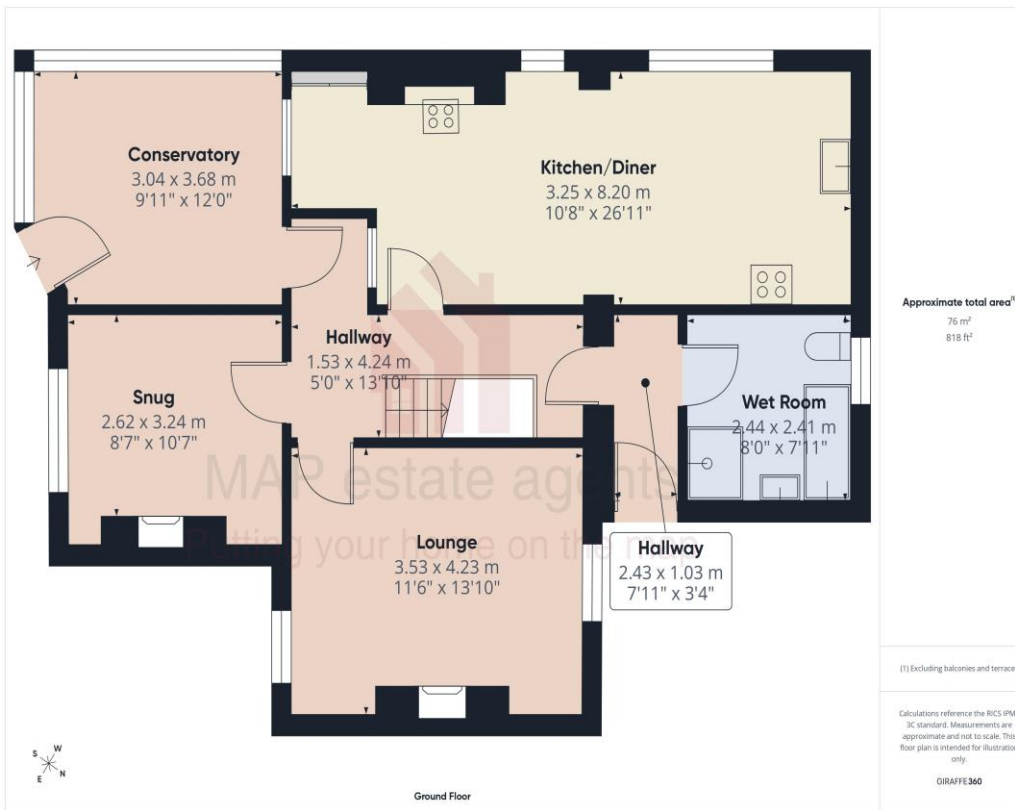


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Peaceful hamlet setting close to Hayle and Gwihan beach
- Countryside views
- Three bedroom accommodation
- Spacious kitchen/dining room, ideal for family living
- Two reception rooms including cosy snug
- Bright entrance conservatory/garden room
- Enclosed rear garden with useful outbuildings
- Driveway parking for multiple vehicles
- uPVC double glazing and gas central heating
- Excellent access to local amenities, beaches and transport links



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