



3 Foxes Row, Trevarth Road, Carharrack, TR16 5RY  
£295,000



**JAMES CANE**  
THE TRURO ESTATE AGENT



# Key Features

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- Double fronted cottage
- Rural yet convenient village
- Recently renovated throughout
- Three bedrooms, WC, bathroom
- Two reception rooms, kitchen
- Beautiful long sun facing garden
- Rear courtyard, workshop
- Video tour available





*A charming double fronted cottage on an attractive row in the rural village of Carharrack.  
Recently renovated three bedroom, two reception room accommodation  
with beautiful sun facing garden.*



# The Property

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A charming double fronted cottage which has undergone extensive renovation in recent years to create a wonderful character home. Purchased by my clients in 2022, they then set about lovingly updating the property with meticulous detail whilst retaining the original character.

The accommodation on the ground floor comprises a conservatory overlooking the garden, sitting room with wood burner, good sized dining room, light filled fully fitted kitchen and modern shower room. To the first floor and three bedrooms - two doubles and a single with the principle bedroom having a private WC for added convenience. All is beautifully presented throughout and benefits from brand new air source central heating, double glazing and solar panels meaning this period cottage is future ready.

To the front is a long, beautiful sun facing garden with several seating areas, planted beds and trees as well as a green house. To the rear is a courtyard with a large workshop providing useful work space but also offering great potential perhaps for further extension, subject to the necessary consents. Parking is unrestricted on the road in front and nearby, but there is option here to insert off road parking to the front and/or rear of the plot as neighbours have.

This is a wonderful option for those seeking a home full of character in a great village with no work to do and a stunning garden. Highly recommended for viewing.



# The Location

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Carharrack is a village offering the best of both worlds – a rural community feel with amenities whilst being convenient for several larger towns and a main road network nearby. The location is in the 'countryside triangle' between Redruth (3 miles), Truro (8 miles) and Falmouth (9 miles) in some of the most beautiful untouched surroundings that the county has to offer. The village itself has good amenities including a convenience store, village hall, Chinese takeaway, churches and social club. Nearby St Day one mile up the road offers a general store, pharmacy, sports clubs and two local pubs. Schooling is readily available with St Day, Lanner and Cusgarne all offering good Ofsted rated primary schools with several secondary options available at Redruth, Truro, Penryn and Falmouth. There are good transport links here with bus stops running in either direction on a regular basis from the village. Driving you can be on the A30 in about 10 minutes heading East or West with stunning North coast beaches such as Portreath and Porthtowan being less than a 20 minute drive away. There are multiple stunning walks in every direction here and of particular note is the Mineral Tramway Cycle Route which is a 11 mile historical and enjoyable bike ride running from Devoran to Portreath and is easily accessible from the village.

View from first floor



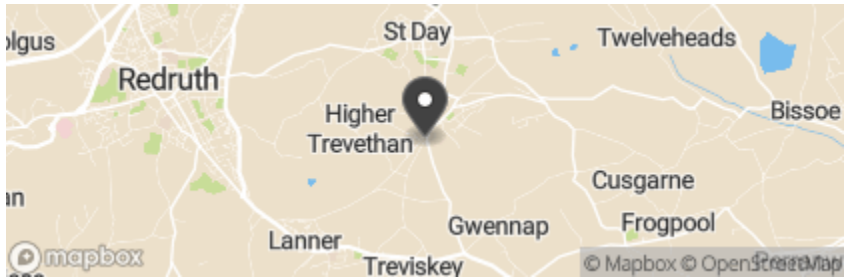
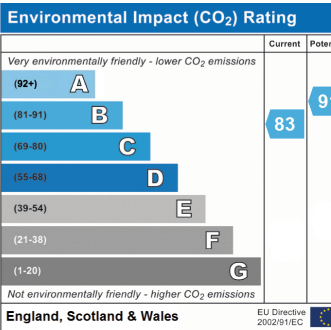
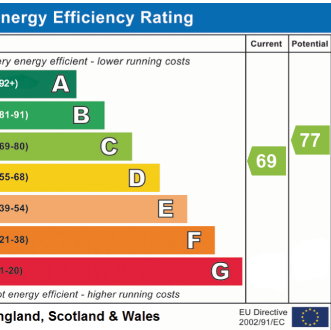






# Property Information

Tenure: Freehold  
Council Authority: Cornwall  
Council Tax Band: A  
Services: Mains water, drainage and electric. Central heating and hot water storage provided by an air source heat pump.  
Mobile Signal: Best networks EE/O2/Vodafone – good (outdoor only)  
Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.



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