



**CORNISH
BRICKS**

Trelehan, South Tehidy

In Excess of **£475,000**



Trelehan

South Tehidy, Camborne

NON-ESTATE, SUBSTANTIAL DETACHED PROPERTY, NESTLED IN A PRESTIGIOUS RESIDENTIAL LOCATION, in South Tehidy and set in a GOOD-SIZED PLOT accessed via a PRIVATE DRIVE, with GARAGE & PARKING FOR SEVERAL CARS.

The property offers HUGE POTENTIAL, it is in need of some general updating and modernisation in some areas, but OFFERS INCREDIBLE & FLEXIBLE SPACE, 4 DOUBLE BEDS inc. GROUND FLOOR BEDROOM, 2 BATH/SHOWER inc. MODERN GROUND FLOOR SHOWER ROOM, GENEROUS LOUNGE & DINING ROOM, CONSERVATORY. POTENTIAL TO CREATE LARGE KITCHEN/DINING/LIVING AREA.

*** Given the ground floor shower room & bedroom it can lend itself to anyone looking for ground floor living/bungalow. *** CHAIN FREE ***

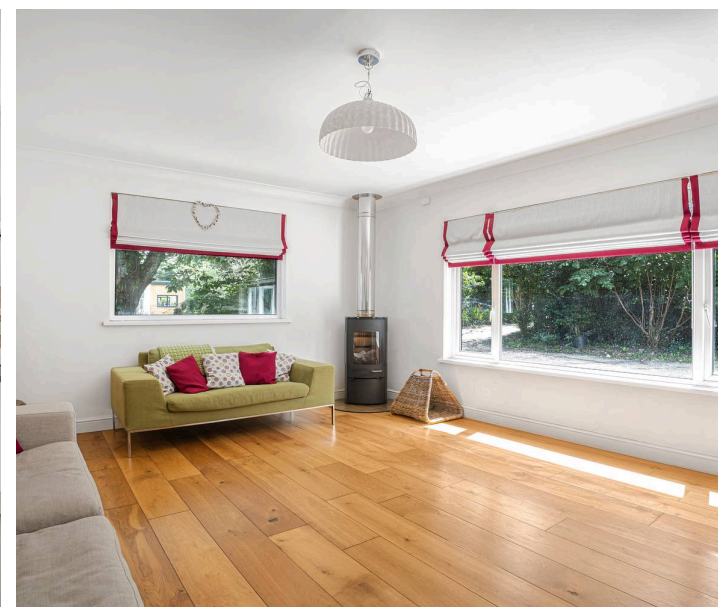
PROPERTY:

You enter into a generous hallway, with door off to a generously sized lounge with wooden floors, large windows, letting in lots of light and enjoying a lovely outlook, a log burner for those winter nights.

To the rear a dining room which opens into a lounge which overlooks the rear garden, door through to the kitchen which in turn leads into the utility room.

The ground floor boasts 2 double bedrooms and a modern shower room.

The first floor offers 2 generous double bedrooms and a small shower room. The master bedroom offers potential for an en-suite shower room. There is lots of handy storage in the eaves.





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EXTERNALLY:

The property offers parking for 5 vehicles, great for anyone looking to house boats or motorhomes given the parking area. The driveway is owned by this property with neighbouring property having right of way.

There is a garage with light and power, up and over door.

The rear garden is still a substantial size, paved for low maintenance, with established shrubs. (Part of the rear garden was sold as a building plot which is almost completed. A new wall enclosing the garden at the rear will be completed by the end of Sept).

LOCATION:

South Tehidy is situated on the southern side of Tehidy Country Park, tehidy golf course is also nearby. South Tehidy is just to the west of Portreath and close to the north Cornish coast. A good range of everyday facilities are available in the nearby village of Illogan whilst Camborne and Redruth offer a more comprehensive range of facilities including main line railway stations, schools, and shops. The location also provides great access via the A30 which is close by.

Now owned and managed by Cornwall Council as a Country Park, Tehidy has over 9 miles (14.5km) of paths and 250 acres of peaceful woods and lakes to explore, together with a café and a picnic area. There are five main access points including North Cliff car park, and South Drive car park.

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Tehidy was formerly the estate of the Bassets, one of the four most powerful families in Cornwall with extensive lands and mineral rights in this western part of the county. Inland at Carn Brea, the prominent hill near Redruth, you can see the Basset memorial, built in 1836 to honour Sir Francis Basset (1757-1835). Visitors may stroll around the lake, explore leafy glades, or wilder areas of woodland or be immersed in the rich flora and fauna. With a different type of beauty for every season, Tehidy is an enchanting place to visit all year round.

HEATING: Mains gas central heating & UPVC double glazing.

SERVICES: Mains gas, electric, water and a new mains drainage connection

TENURE: Freehold.





**Approximate Gross Internal Area 1895 sq ft - 176 sq m
(Including Garage)**

Ground Floor Area 1346 sq ft – 125 sq m

First Floor Area 549 sq ft – 51 sq m



Ground Floor

First Floor





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