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Piece, Carnkie, Redruth

## Piece, Carnkie

Redruth 2.5 miles | Camborne 3 miles | Truro 14 miles | Falmouth (south coast) 13 miles | Newquay Airport 25 miles | Plymouth 61 miles | Exeter (M5) 100 miles (Distances are approximate)

This individual architect designed house was built to our vendors' exacting standards and completed in 2023. Situated within the hamlet of Piece, this detached generously proportioned property sits within a large plot and enjoys far reaching rural views to the rear which include historic Cornish mine engine houses.

Entrance hallway | Lounge/kitchen/dining room | Rear hallway/utility | Four bedrooms, two on the ground floor and principal with en-suite shower room | Ground floor wet room | Veranda | Gardens | Parking | Former stable block | Timber storage shed

**£535,000**  
**Freehold**



## Property Introduction

Internally there is an open plan kitchen/dining/lounge which has a triple aspect and benefits from superb views to the rear. There are two double size bedrooms on the ground floor together with a wet room and a utility area. On the first floor there is a full length triple aspect bedroom that could well be divided into two double size rooms which would give five bedrooms in total whilst the principal bedroom features an en-suite with French doors opening to the rear Juliet balcony which enjoys a rural outlook.

Designed to be energy efficient, there is a ground source heat pump supplying underfloor heating to all floors, solar panels assist with water heating and the property has grey water harvesting plumbed throughout although this is not currently connected. The windows and doors are modern double glazed units.

To the outside the property is screened from the road by Cornish hedging, there is paved parking for four plus vehicles and to the rear a full width veranda overlooks a generous enclosed garden which is largely lawned. A former stable block can be used as a hobby room and may convert to additional accommodation, subject to any required consents. Trevo sits on a plot approaching half an acre.

In summary, a superb family home ideal for multi-generational living, set within a rural location.

Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection

## Location

Centrally located in the hamlet of Piece and within the World Heritage Site and an Area of Great Landscape Value, the outlook to the rear is across open countryside towards the Grade II listed Wheal Francis mine site. Access is available nearby to the Great Flat Lode cycle and footway and virtually opposite the property is the Countryman Public House which is noted for its good food and fine ales.

The nearest major towns are Camborne and Redruth both of which have mainline railway stations and are within three miles.

The city of Truro, which is the administrative and cultural centre of Cornwall, will be found some fourteen miles distant and access to the A30 is within two and a half miles. Out of town shopping facilities will be found at Pool which is within a mile and a half. The north coast at Portreath will be found within seven miles and Falmouth, which is Cornwall's university town on the south coast is within an easy commute.

### ACCOMMODATION COMPRISES

Composite double glazed door opening to:-

#### HALLWAY

Porcelain tiled floors and stairs to the first floor. Door to rear hall and door opening to:-

#### KITCHEN/DINING/LOUNGE 28' 8" x 15' 4" (8.73m x 4.67m)

Enjoying a triple aspect with two uPVC double glazed windows to the front, uPVC double glazed French doors opening to the side and



rear. The kitchen area is fitted with a range of bespoke Marine ply units with stainless steel and beech wood working surfaces incorporating a porcelain sink unit with mixer tap. Inset five ring LPG gas hob with recessed rising extractor to the side and dishwasher. The working surfaces form a U-shape incorporating a breakfast bar and forming a partial room divider. There is an 'Esse' wood burning stove set on a stainless steel hearth and the floor has porcelain tiled flooring. Immediately to the rear of the lounge area is a raised veranda.

#### **INNER HALL**

Two recessed shelved cupboards and porcelain tiled floor.

#### **UTILITY AREA/REAR ENTRANCE 14' 6" x 6' 0" (4.42m x 1.83m)**

uPVC double glazed to rear. Stainless steel worktop with storage beneath and porcelain sink unit with mixer tap. Space and plumbing

for an automatic washing machine and tumble dryer. Doors opening off to:-

#### **BEDROOM ONE 15' 2" x 10' 8" (4.62m x 3.25m)**

uPVC double glazed French doors with two uPVC double glazed panels to either side overlooking the rear garden and giving direct access onto the veranda. Porcelain tiled floor and three wall lights.

#### **WET ROOM**

uPVC double glazed window to side. Concealed cistern WC, wall mounted vanity unit with counter top sink unit with remote fill tap and doorless entry shower enclosure with rain head plumbed shower. Extensive shower panelling to walls and stainless steel towel radiator.

#### **BEDROOM TWO 15' 2" x 10' 7" (4.62m x 3.22m)**

Two uPVC double glazed windows to the front. Porcelain tiled floor and three wall lights.

#### **FIRST FLOOR LANDING**

A central landing with a double glazed Velux window to the front and further skylight. Walk-in airing cupboard with cylinder and shelving. Doors open off to:-

#### **BEDROOM THREE 28' 7" x 15' 3" (8.71m x 4.64m) maximum measurements, reduced head height to two sides**

Enjoying a triple aspect with uPVC double glazed window to the front, Velux double glazed window to the side and uPVC double glazed French doors opening to a Juliet balcony to the rear. Nine wall lights. This generous room, which runs the full length of the property could easily be divided into two, thus creating five double bedroom accommodation.

#### **PRINCIPAL BEDROOM FOUR 21' 7" x 15' 3" (6.57m x 4.64m) maximum measurements, reduced head height to two sides**

Enjoying a dual aspect with Velux double glazed window to the side and uPVC double glazed French doors opening on to a Juliet balcony with extensive views to the rear. Door to:-

#### **EN-SUITE SHOWER ROOM**

uPVC double glazed window to the front. Concealed cistern WC, vanity base unit with counter top incorporating a sink unit with remote fill, shower enclosure with plumbed rain head shower and built-in marine ply storage/seating complementing shower panelling to the walls. Porcelain tiled flooring.

#### **OUTSIDE FRONT**

To the front the property is set back from the road by a Cornish hedge and there is a brick paviour driveway giving parking and turning that lead to a further enclosed parking space to the side of the property. Part of the front has been divided to create a wildlife garden to one side and pedestrian access leads to either side of the property.

#### **REAR GARDEN**

To the rear of the property there is a raised veranda/sun deck which has an external water supply and power supply. Steps lead down to a paved seating area ideal for outside entertaining and adjacent to this is a low maintenance garden featuring gravelled beds and space for a rotary dryer. There is access from here to a former stable block which has power and light connected and could well be used for various hobbies or subject to any necessary consent, converted into additional living space. The remainder of the garden is largely lawned, borders farmland and has defined Cornish hedge boundaries. Timber storage shed.

#### **AGENT'S NOTE**

Please be advised the property is band 'C' for Council Tax purposes.

#### **SERVICES**

The property benefits from mains metered water, mains electric and mains drainage. An LPG gas supply has been installed for cooking.



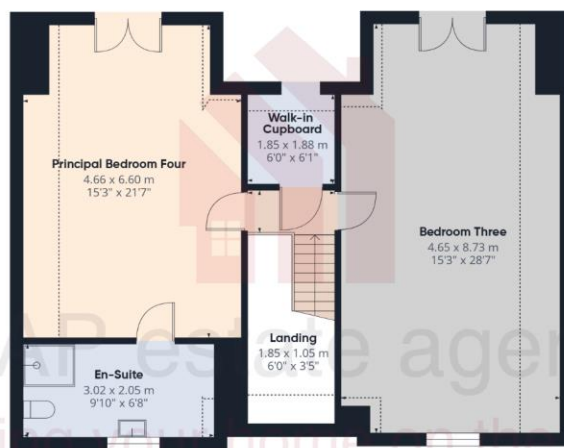


## MAP's Top reasons to view this home

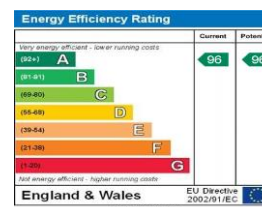
- Individual detached house with rural outlook
- Four double size bedrooms
- Principal bedroom en-suite
- Full length lounge/dining/kitchen with rural outlook
- Ground floor wet room
- Eco friendly design with ground source heat pump
- Solar panels for water heating
- Large enclosed rear garden
- Ample parking for five+ cars
- Viewing strongly recommended



Ground Floor



Floor 1



### Approximate total area<sup>(1)</sup>

177.3 m<sup>2</sup>  
1910 ft<sup>2</sup>

### Reduced headroom

13.1 m<sup>2</sup>  
141 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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