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Carnkie, Redruth, TR16 6RZ

Carnkie Redruth Cornwall

Redruth 3 miles | Camborne 4 miles | Penryn 9 miles | Helston 10 miles | Hayle 11 miles | Falmouth 12 miles | Truro 12 miles | St Ives 15 miles | Land's End 31 miles | Plymouth 65 miles (Distances are approximate)

An immaculately presented four double bedroom detached family home, enjoying beautiful countryside views.

Entrance porch | Living room | Kitchen/diner | Garage | Four bedrooms (principal en-suite) | Bathroom | Rear garden | Ground floor WC

Guide Price £425,000

Freehold









Property Introduction

Situated in the village of Carnkie, a wonderful position with some of Cornwall's most scenic countryside walks right on the doorstep. The property benefits from an air source heat pump, solar panels, a heat recovery ventilation system and underfloor heating throughout the ground floor, making it an extremely energy-efficient home.

Built just under ten years ago, the home offers spacious and thoughtfully designed accommodation, finished to a high standard throughout. The ground floor benefits from Karndean flooring throughout with a separate porch and generous entrance hall, with its wide, open walkways, creates a lovely sense of space and flow between the principal living areas. Equally if open plan living is not for you this can be easily changed with the addition of doors.

The spacious kitchen/diner features a contemporary fitted kitchen with beautifully curved granite worktops, integrated appliances and an excellent range of clever storage solutions, including carousel cupboards, built-in spice racks and pull-out storage. There is ample space for family dining with French doors opening to a lovely patio. The spacious living room runs along the depth of the home provides a lovely setting for relaxing and entertaining, with French doors opening directly onto the garden and additional sun patio.

To the first floor are four double bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the property has a beautifully maintained gardens, with established planting, lawned areas and paved patios providing a choice of places to sit and enjoy the surroundings. The garden runs around the home with driveway parking and a garage with electricity.

Combining generous accommodation, modern energy-efficient features, attractive gardens and a beautiful countryside setting, this detached home really is a must see.

Location

The village of Carnkie enjoys a wonderful countryside setting, offering a peaceful rural lifestyle whilst remaining remarkably convenient for everyday amenities. For those who enjoy the outdoors, the location is exceptional, with beautiful walks right on the doorstep leading towards Carn Brea, its historic monument and Carn Brea Castle, home to a unique Lebanese-inspired restaurant enjoying spectacular views. The nearby Great Flat Lode Trail offers approximately 7.5 miles of scenic walking and cycling routes through some of Cornwall's most fascinating mining heritage. The village pub is also a 5 minute walk away.

Carnkie itself enjoys a lovely community atmosphere, with the village's Community Institute providing a welcoming space for clubs, activities, craft sessions and social gatherings.

Despite its peaceful countryside surroundings, the property is conveniently positioned approximately five minutes' drive from a choice of supermarkets, larger retail stores and everyday amenities. The beautiful beaches of Cornwall's north coast are also within easy reach.
The nearby town of Redruth, approximately three miles away, offers further amenities and a mainline railway station with services connecting to London Paddington. The cathedral city of Truro provides an excellent selection of independent and high-street shops, restaurants and the renowned Hall for Cornwall, hosting an exciting programme of theatre productions, including touring West End shows.

The stunning beaches of the North Coast and walks are only a short drive away as are the more tranquil beaches/riverside of the Helford/south coast.

ACCOMMODATION COMPRISES

ENTRANCE PORCH
Karndean flooring and double glazed widow looking out to both sides. Door opening through to :-







HALLWAY
A spacious and light entrance hall featuring Karndean flooring with underfloor heating and inset ceiling spotlights. The wrap around carpeted staircase with uPVC double glazed window rises to the first floor, whilst doors provide access to the ground floor WC and a large understairs storage cupboard. Beautiful wide, open walkways lead through to the kitchen/diner and living room, creating a lovely sense of space and flow throughout the ground floor.

LIVING ROOM 18' 6" x 10' 6" (5.63m x 3.20m)
uPVC double glazed windows to both the front and side provide plenty of natural light alongside double-glazed French doors open a lovely patio area and side garden. The generous proportions allow for a variety of furniture arrangements. Karndean flooring, inset ceiling spotlights.

KITCHEN/DINER 18' 6" x 11' 11" (5.63m x 3.63m)
A beautifully presented kitchen/diner featuring a contemporary range of handleless, soft-closing wall and base units and curved granite worktops and upstands, which continue onto the window sills. Boasting an integrated fridge/freezer, dishwasher and washing machine alongside a Neff oven and oven/grill and large 5 ring induction hob. A window overlooks the front lawn and out onto the beautiful countryside and monument. French doors lead out to the patio and rear garden. There is ample space for a large dining room table.

GROUND FLOOR WC
Low level WC and wash basin. uPVC double glazed window.

FIRST FLOOR LANDING
A light-filled landing with fitted carpet and a double-glazed window provides natural light to the stairwell. Doors lead to the first-floor accommodation as well as a cupboard housing the hot water cylinder for the solar panels.



PRINCIPAL BEDROOM ONE 11' 1" x 10' 2" (3.38m x 3.10m)
A well-presented double bedroom enjoying beautiful countryside views. Ample space for bedroom furniture. Carpeted flooring. Door opening through to the

EN-SUITE SHOWER ROOM
A modern en-suite comprising a fully tiled shower enclosure with glazed sliding door and thermostatic shower. Wall-mounted wash hand basin and and low-level WC. Waterproofed slate effect dark tiled flooring. uPVC opaque window.

BEDROOM TWO 11' 11" x 8' 2" (3.63m x 2.49m)
Another well-proportioned double bedroom enjoying attractive views across the surrounding countryside and towards the monument. Carpeted flooring.

BEDROOM THREE 12' 1" x 6' 3" (3.68m x 1.90m)
Currently being utilised as a home office. Carpeted flooring and uPVC double glazed window looking out to the rear.

BEDROOM FOUR 10' 7" x 7' 11" (3.22m x 2.41m)
A further double bedroom situated to the rear elevation, featuring fitted carpet.

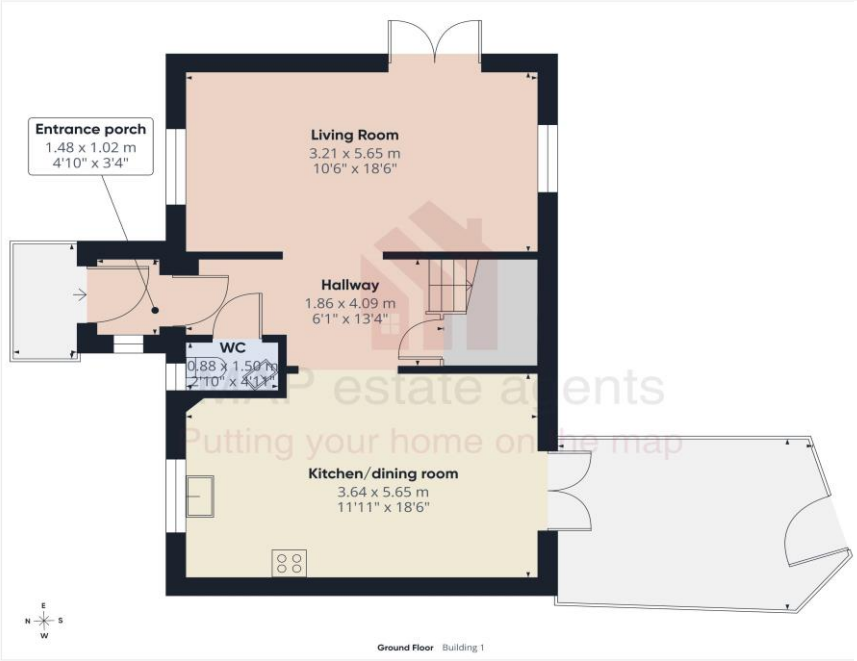
BATHROOM
A modern white suite with a curved panelled bath, shower over and curved glazed shower screen. Pedestal wash hand basin and low-level WC. Attractive slate-effect wall tiling, contrasting dark flooring, chrome heated towel rail and inset ceiling spotlights. Double-glazed obscured window providing natural light.

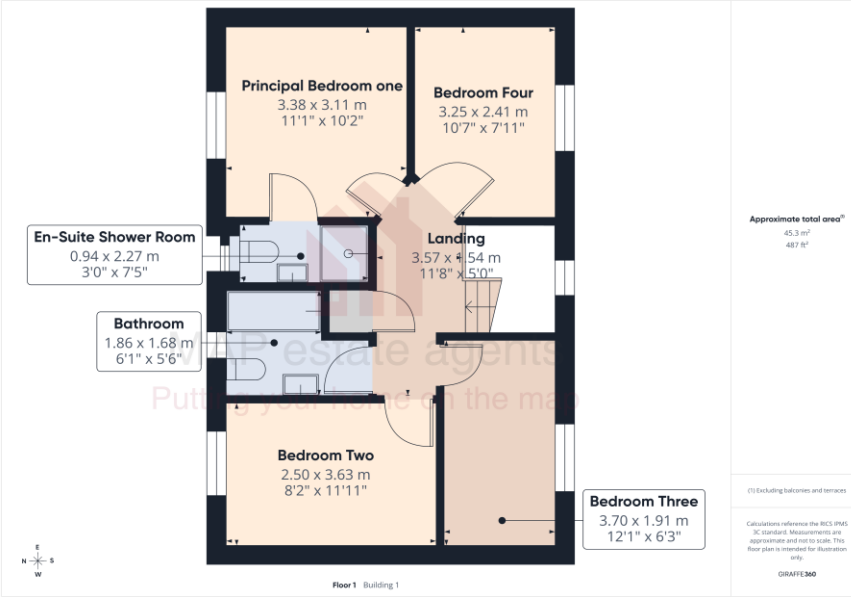
OUTSIDE
Outside, the property is surrounded by beautifully maintained gardens extending around all sides of the home, with areas of lawn, established planting and colourful flower borders. Paved areas run off from the Living room and Dining room providing a choice of places to sit and enjoy the surroundings. A decorative arch with gate opens through to the front garden which is lawned with a pathway leading to the main entrance. French doors from the living room open onto a spacious paved patio, providing an ideal area for outdoor seating and entertaining. A further seating area can be found along with a garden shed for storage. A personal door with glazed panels gives side access to the garage.

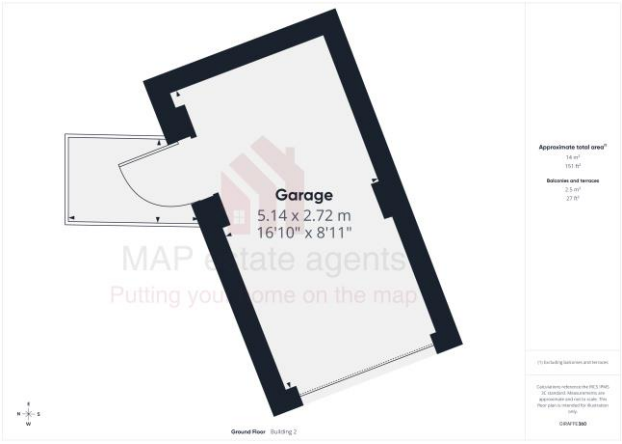
GARAGE 16' 10" x 8' 11" (5.13m x 2.72m)
A driveway provides off-road parking and access to the garage with an electrically operated roller shutter door. The garage offers excellent storage or workshop space, with a further pedestrian door providing access to the garden. Electricity and eave storage in the pitched roof.

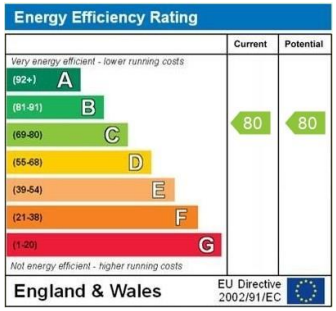
SERVICES
Air source heat pump. Mains electricity, Mains water and drainage. Owned solar panels.

AGENT'S NOTE
The council band tax is 'C'









MAP's Top reasons to view this home

- Four bedroom detached home
- Air source heat pump and underfloor heating
- Beautiful countryside views and walks
- Solar panels with feed in tariff
- Principal bedroom with en-suite
- Village location
- Hot air recovery system
- Integrated goods
- Wrap around gardens
- Garage and driveway parking

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01736 322400 (Penzance & surrounds)
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