Carnkief Farm

Wheal Frances,
Goonhavern,
TR4 9NS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Carnkief Farm

Wheal Frances
Goonhavern
TR4 9NS

DETACHED COUNTRY RESIDENCE IN QUIET RURAL SETTING AND ENJOYING FABULOUS VIEWS

In a very peaceful location just over two miles from village facilities and within easy reach of the north Cornish coast at Perranporth, Truro and the A30 for quick commuting.

Beautifully presented and completely refurbished in recent years to a very high standard with luxurious bathrooms and superb bespoke hand made deVOL kitchen.

In a slightly elevated position commanding magnificent uninterrupted countryside views from the majority of rooms and garden.

Four double bedrooms, master with en suite, sitting room with woodburner, kitchen, dining room, study, bathroom, utility and attached single garage. First floor storage room with potential to create additional accommodation.

Large enclosed gardens enjoying a south facing sunny aspect and the best of the far reaching rural views and completely private.

Oil central heating. Modern double glazing. Sold with no chain.

Freehold. Council Tax Band D. EPC - C.

Guide Price £785,000

Philip Martin

Philip Martin

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk

The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:
(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

The setting of Carnkief Farm is very special indeed, tucked away in a very peaceful location, along a quiet unmade lane on the outskirts of Goonhavern. The whole property enjoys magnificent, far reaching views over the surrounding countryside and complete privacy, yet is within easy access of Truro, the A30 for quick commuting and the north Cornish coast is within a few minutes drive. There is no road noise whatsoever and the rural setting is a natural haven for wildlife. Carnkief Farm has been transformed by the current owners over the last few years and completely refurbished to a very high standard and is beautifully presented throughout. A feature is the superb live-in kitchen, dining and sitting area which is ideal for modern day living with lots of glass affording plenty of natural light and making the most of the incredible garden and countryside views. The dining room has windows along its full width and bifold doors open into the garden and onto a large terrace, perfect for outside entertaining whilst enjoying the views. The dining room is open from the kitchen and leads through to a spacious sitting room with wood burning stove.

The accommodation includes four double bedrooms, the master has an en suite wet room, kitchen, dining and siting room, study, utility and bathroom. Attached is a single garage used as a workshop with steps leading up to a large first floor room with Velux and side window that has potential to create additional accommodation if required.

Outside are large gardens, mostly at the rear that enjoy the views and sunshine. They are very well maintained and enclosed within dense hedges providing privacy and protection. There is driveway parking for for at least four cars and a single garage as previously mentioned.

LOCATION

Carnkief Farm is approximately two miles from Goonhavern which is a popular village community set astride the A3075 and just 2-3 miles inland from the north Cornish resort of Perranporth known for its spectacular beach and surf. Newquay is about 6 miles away and the city of Truro with its cathedral and shopping centre about six miles. Goonhavern has a pub, shop and post office.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

Natural wood floor. Plenty of space for coat hanging. Full length storage cupboard. door opening to sitting room and:

STUDY

3.13m x 1.88m (10'3" x 6'2")

Windows overlooking the front garden. Telephone and broadband point. Radiator, spotlights.

SITTING ROOM

5.39m x 4.40m (17'8" x 14'5")

A well proportioned room with feature woodburning stove on a slate hearth, shelves in firebreast recess. Two radiators. Opening through to:

DINING ROOM

A lovely, light room with windows running the entire width of the room and making the very best of the magnificent countryside views. Bifold doors open into the garden and onto the large terrace. Two radiators.

KITCHEN

Beautifully fitted, bespoke Sebastian Cox kitchen by DeVOL - a British company and handmade in Leicestershire. Solid beach cupboards with wooden worktops incorporating feature brass sink with copper taps. Integral appliances including Smeg induction hob with extractor hood over and electric oven below, Neff dishwasher, space for fridge freezer. Windows to front and side. Freestanding island unit with copper worktop.

SIDE HALLWAY

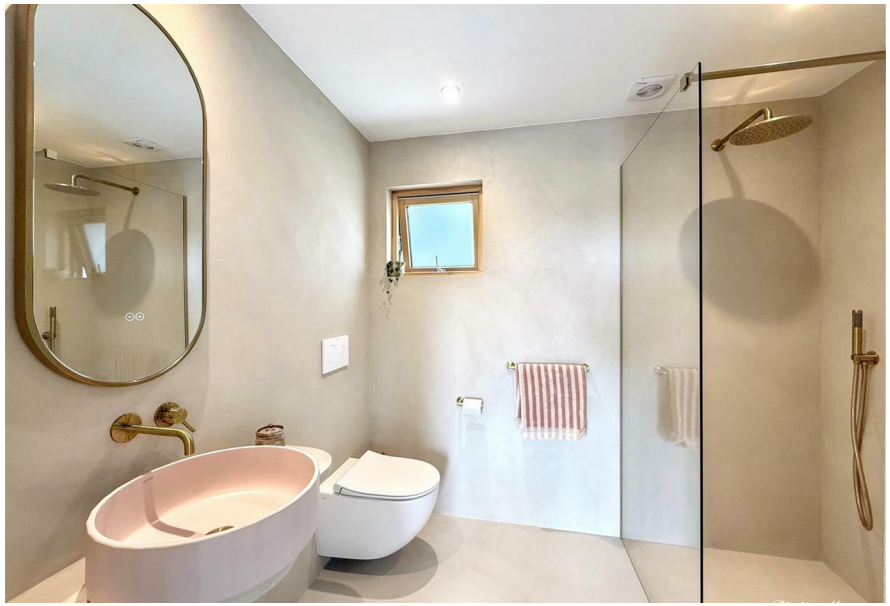
Opening from the kitchen with full length storage cupboards, also by deVOL providing lots of additional storage. Glazed door leads to the outside. Door to:

UTILITY ROOM

2.76m x 2.27m (9'0" x 7'5")

Window to front. Base and eye level kitchen units, space and plumbing for washing machine and space for tumble dryer. Belfast sink with mixer tap over.

From the sitting room, door to:



INNER HALL

Radiator. Sunpipe. Doors to bathroom and bedrooms.

MASTER BEDROOM

4.60m x 3.64m (15'1" x 11'11")
A light room with bifold doors opening onto the rear terrace and window, both enjoying fabulous views over the surrounding countryside and garden. Exposed wood floors, spotlights, radiator. Walk in dressing room with window to front, loft access, spotlights. Door to:

EN-SUITE WET ROOM

2.34m x 2.01m (7'8" x 6'7")
A luxurious en suite with low level w.c,, feature circular wash hand basin with brass taps and heated mirror over, huge shower space. Built in storage cupboards. Spotlights, extractor fan.

BEDROOM TWO

2.60m x 2.46m (8'6" x 8'0")
Window to rear enjoying the countryside views. Exposed wood floor, radiator.

BEDROOM THREE

2.92m x 2.81m (9'6" x 9'2")
Window overlooking the front garden, radiator and exposed wooden floors.

BATHROOM

2.98m x 1.88m (9'9" x 6'2")
A modern white suite with low level w.c, pedestal wash hand basin, panel bath with shower over, fully tiled surround and glass shower screen. Extractor fan, heated towel rail. Frosted window to front, electric shaving point. Airing cupboard with unvented hot water cylinder, slatted shelves and automatic light.

BEDROOM FOUR

3.10m x 2.46m (10'2" x 8'0")
Window overlooking the rear garden with the fantastic rural views beyond. Built in wardrobe. Radiator.

OUTSIDE

At the front are two driveways providing parking for four cars plus a further parking space along the western side of the bungalow where there is access into the rear garden. The front garden comprises a gently sloping lawn with three raised vegetable beds, mature oak trees and steps lead to a wide pathway with Cornish stone retaining wall. The path leads to the side hallway and continues along the front to the main entrance door. At the top of the garden is the bore hole private water system and pump house with ultra violet and other necessary filters. The bore hole water is shared with the one neighbour and the costs for maintenance will be shared. Exterior oil fired boiler.

ATTACHED GARAGE

5.75m x 2.70m (18'10" x 8'10")
Currently used as a workshop. Light and power. Up and over garage door. Window to rear enjoying the far reaching rural views. Stairs to:-

FIRST FLOOR ROOM

7.60m x 2.97m (24'11" x 9'8")
A very large space with potential to create additional accommodation if required. Window to side with views. Velux window. Door to attic space with storage.

REAR GARDEN

At the rear is a large enclosed garden that enjoys a sunny, south facing aspect and sun all day long. The far reaching views from here are incredible and panoramic over the surrounding countryside with land and woodland. A huge paved terrace provides plenty of sitting out space with direct access from the dining room and master bedroom. A Cornish stone retaining wall runs along the terrace with flower beds planted with lavender. The garden is mainly gently sloping lawn with a selection of mature trees and plants. A path leads from the terrace to a feature fire pit built with circular stone walls and natural slate seats, positioned to enjoy the views and the last of the days sun. The whole garden is extremely private. Outside tap and electric points. The lawn continues along the side of the property to the front.

SERVICES

Private borehole water supply (shared with neighbouring property). Mains electricity. Private drainage system. Oil central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

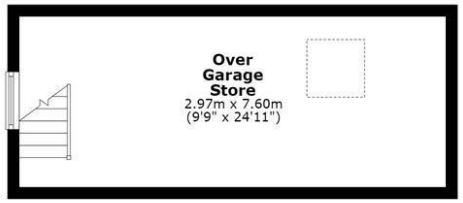
From the double roundabout in the centre of Goonhavern take the turning into Bridge Road and drive past the village shop/post office turning right onto Polgoda Road. Follow this road out into the countryside for almost three quarters of a mile and turn right signposted Wheal Frances. Continue along this lane for just under half a mile passing through Helena Farm and Carnkief Farm is found on the left hand side.

Ground Floor

Approx. 165.8 sq. metres (1784.2 sq. feet)

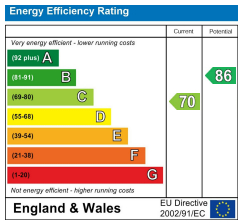
Attic Room

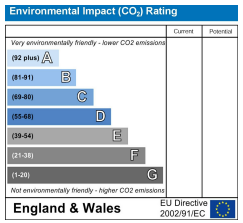
Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 188.3 sq. metres (2026.8 sq. feet)

Carnkief Farm, Goonhavern





Philip Martin

Philip Martin

Philip Martin

Philip Martin

PHILIP MARTIN
Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin