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C A M E L

COASTAL & COUNTRY



Minfreda, Halt Road

Goonhavern, TR4 9QF

Guide Price £840,000



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The Property

Built in 2008 by the current owners, Minfreda is an exceptional four-bedroom detached timber-frame home, offering spacious and beautifully presented accommodation throughout.

Set behind a gated, tree-lined driveway, the property enjoys an impressive level of privacy and sits within generous, meticulously maintained gardens. Inside, the accommodation comprises four genuine double bedrooms, including a master bedroom with en-suite shower room, two substantial reception rooms, a stunning, comprehensively fitted kitchen, a conservatory overlooking the gardens, a home office, and a family bathroom.

Outside is where the property truly excels. The extensive grounds have been thoughtfully landscaped to provide large lawned gardens, a sheltered patio sun trap ideal for outdoor entertaining, and a summer house. With multiple areas from enjoying, growing your own veg and child's play areas, this really is a great example of a family garden.

Practicality is equally well catered for, with an a triple garage, a second double garage, and a carport, along with ample parking for numerous vehicles.

Immaculately presented both inside and out, Minfreda offers a rare opportunity to acquire this substantial family home in the village of Goonhavern, combining generous living space, outstanding gardens, and excellent outbuildings in a peaceful village setting.

Entrance Hall

Living Room

22'7 x 13'4 (6.88m x 4.06m)

Conservatory

13'5 x 11'8 (4.09m x 3.56m)

Dining Room

22'7 x 11'7 (6.88m x 3.53m)

Office

5'9 x 3'10 (1.75m x 1.17m)

Kitchen

20'6 x 9'6 (6.25m x 2.90m)

W.C

5'9 x 3'2 (1.75m x 0.97m)

Landing

Bedroom One

13'8 x 12'2 (4.17m x 3.71m)

Ensuite Shower Room

9'1 x 3'10 (2.77m x 1.17m)

Bedroom Two

11'1 x 10'1 (3.38m x 3.07m)

Bedroom Three

11'1 x 10'1 (3.38m x 3.07m)

Bedroom Four

10'5 x 10'1 (3.18m x 3.07m)

Family Bathroom

9'1 x 6'8 (2.77m x 2.03m)

Gardens

The gardens are undoubtedly one of Minfreda's standout features. Beautifully maintained and thoughtfully landscaped, the expansive lawned areas are bordered by mature trees and established planting, creating a wonderful sense of privacy and tranquillity.

A sheltered patio, accessed directly from the conservatory, provides the perfect sun trap, while to the side of the property there is a large lawned garden with a summer house, which includes a hot tub to enjoy while overlooking the gardens, creating the ideal space for children to play and entertain themselves. There is also ample space for those wishing to create their own allotment or vegetable garden.

The property is approached via a gated driveway, creating an impressive first impression and leading to extensive parking, a double garage, separate triple garage and carport.

Tel: 01872 571454

Triple Garage

32'1 x 14'11 (9.78m x 4.55m)

The garages, carport and parking make this perfect for car enthusiasts or those running a business from home.

Double Garage

22'0 x 21'4 (6.71m x 6.50m)

Carport

19'10 x 11'2 (6.05m x 3.40m)

Directions

Sat Nav: TR4 9QF

What3words: ///commit.comfort.showcases

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2008

Construction Type: Timber Frame

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: C

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Road Map



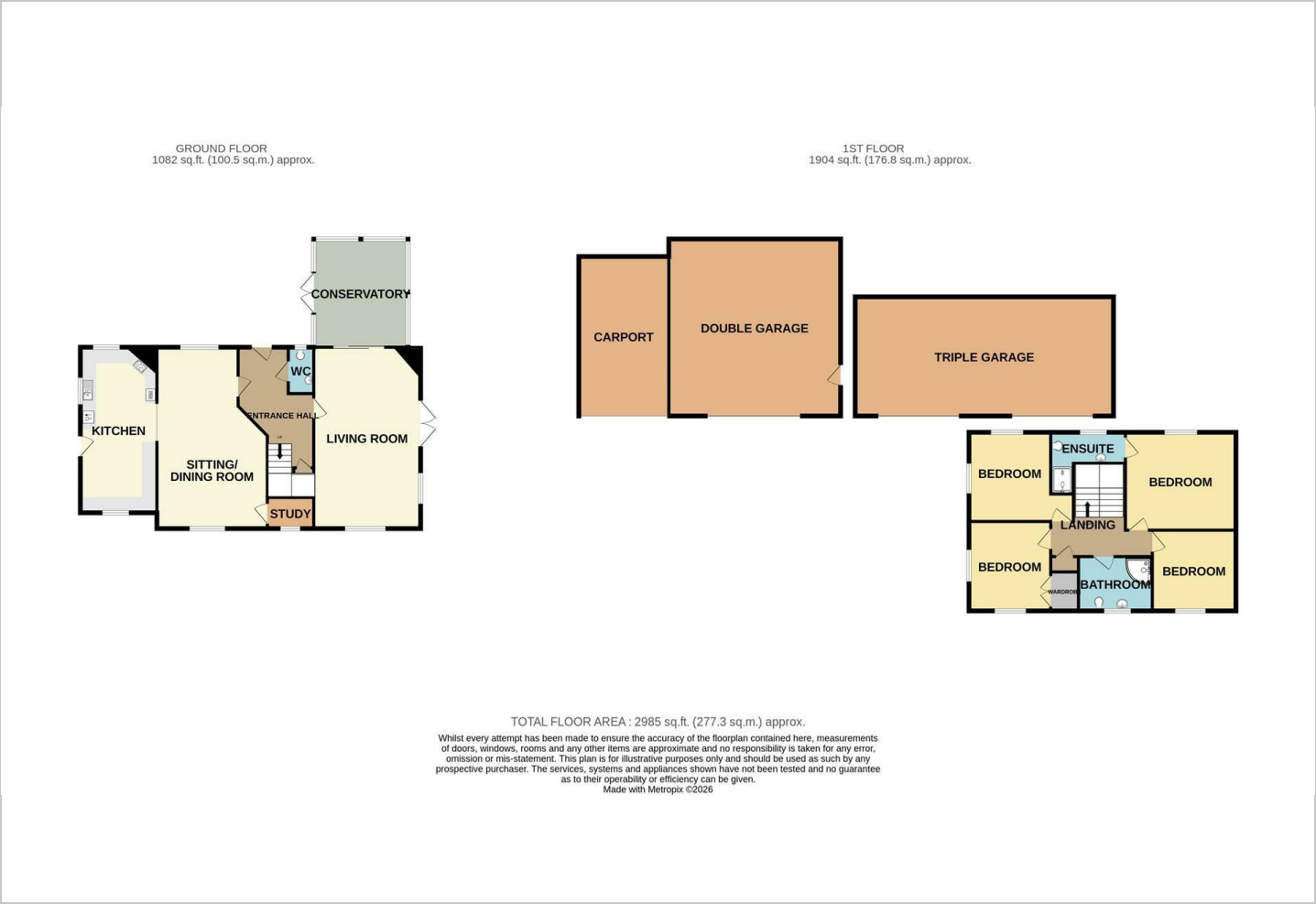
Hybrid Map



Terrain Map



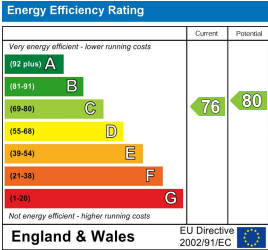
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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