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Carnmenellis, Redruth

Carnmenellis Redruth

Redruth 4 miles | Falmouth 7 miles | Truro 11 miles | Newquay Airport 31 miles | Plymouth 67 miles | Exeter (M5) 99 miles (Distances are approximate)

A wonderful opportunity to purchase this delightful detached family home enjoying breath-taking rural views and is situated within the peaceful rural hamlet of Carnmenellis.

Entrance porch | Lounge | Kitchen/dining room | Utility | Cloakroom | Four bedrooms (one ground floor and one en-suite) | Family bathroom | Studio with shower room and kitchen | Gardens | Parking | Paddock and gardens approaching 2.64 acres

£730,000
Freehold









Property Introduction

The property has been in recent years extended to incorporate a modern open planned kitchen/diner with bi-folding doors leading out to a patio taking in the beautiful view over the garden and beyond. The extension also comprises of a generous size first floor principal bedroom being dual aspect again taking in the wonderful views and has the advantage of an en-suite shower room.

The extension, seamlessly combines a fusion of old and new where the original accommodation has many characteristic features you would expect from a property of this period to include, exposed stone walls, beamed ceilings, wooden floors to mention just a few. The accommodation has the advantage of both underfloor and first floor radiators heating this being supplied from an air source heat pump as well as double glazed windows and solar panels.

The grounds are an absolute delight being well tended and believed to be in the region of 2.64 acres, this being divided into a large paddock and gardens which boast an array of mature shrubs, trees and flowers including some rare orchids.

Approached via shared lane, this leads to a large detached barn which is currently utilised for garaging and a workshop. From here, a doorway gains access to an impressive studio which has water and electricity connected as well as a small kitchen and shower room. Within the studio is a raised mezzanine along with a smaller studio and double glazed doors leading out onto a veranda. This space could be utilised for numerous uses especially for those with hobbies or a large space to work from home.

Overall, Meadow Farm is one of those rare opportunities to purchase a splendid detached family home enjoying a peaceful rural location taking in the wonderful surrounding countryside.

Location

Carnmenellis is a quiet rural hamlet ideally located within a reasonable distance to Truro, Falmouth, Helston and Redruth. With its rugged heathland, the area offers an abundance of countrywide walks with Stithians Lake being nearby and is very popular for a number of watersports.

Being away from the main tourist areas, it is a wonderful place to explore either on foot or bicycle and is within a reasonable commute to Truro, this being the main centre in Cornwall for shopping and is also home to the Hall for Cornwall. Falmouth is also within a reasonable traveling distance being renowned for its third largest natural harbour in the world and an array of restaurants and sheltered beaches such as Gyllyngvase, Swanpool and Castle, making it a popular destination for families to enjoy.

ACCOMMODATION COMPRISES

Storm porch with courtesy lighting and entrance door opening to:-

BOOT ROOM

A generous space with double glazed window, slate floor with open plan aspect leading through into the:-

KITCHEN/DINER 18' 10" x 17' 6" (5.74m x 5.33m)

An impressive room with bi-folding double glazed doors overlooking the garden and taking you out to an extensive paved patio. Within the kitchen there is a variety of base and wall mounted storage units as well as a one and a quarter stainless steel sink unit with mixer tap and a variety of wooden worktops. Central granite topped island with storage under, this also is used as a breakfast bar. Integrated dishwasher, exposed stone wall, access through to:-

DINING AREA 15' 7" x 7' 8" (4.75m x 2.34m)

Two uPVC double glazed windows, slate floor and both the dining area and kitchen having the advantage of underfloor heating.

LOUNGE 22' 4" x 13' 0" (6.80m x 3.96m)

Two uPVC double glazed windows beamed ceiling, feature wood burner set in a recess with exposed stonework. Two wall light points, wood floor, staircase to first floor. Access to:-

UTILITY ROOM 11' 1" x 9' 10" (3.38m x 2.99m)

Skylight window, 'Belfast' style sink slate floor, plumbing for automatic washing machine, built-in pantry style cupboard plus two additional storage cupboards. Underfloor heating, storage cupboard housing the air source central heating controls.







CLOAKROOM
uPVC double glazed window. Close coupled WC and pedestal wash hand basin. Tiled slate floor, underfloor heating, exposed stonework, shower. Access through to:-

BEDROOM FOUR 9' 6" x 8' 9" (2.89m x 2.66m)
uPVC double glazed window to rear and side elevation, Radiator. Wood floor, beamed ceiling, high shelving, additional doorway giving access to the lounge.

FIRST FLOOR LANDING
Large tiled recess with Velux window, radiator, additional Velux window, wood floor. Access to:-

PRINCIPAL BEDROOM ONE 15' 4" x 11' 8" (4.67m x 3.55m) PLUS 6' 0" x 5' 5" (1.83m x 1.65m)
This being dual aspect enjoying delightful rural views over the surrounding countrywide, exposed wood floor, two Velux windows, exposed stone wall, pine door to landing, pine door giving access to:-

EN-SUITE
uPVC double glazed window, walk in shower, pedestal wash hand basin, close couple wc, heated towel rail, wood floor, exposed stone wall, wall mirror.

BEDROOM TWO 11' 9" x 9' 0" (3.58m x 2.74m)
uPVC double glazed window, radiator, wood floor, pine door to landing.



BEDROOM THREE 10' 11" x 9' 2" (3.32m x 2.79m) plus door recess
uPVC double glazed window. Radiator, pine door to landing.

BATHROOM
uPVC double glazed window. Panelled bath, shower over with shower screen, close coupled WC and wash hand basin. Radiator, wood floor, built-in airing cupboard, wall mirror with light over, pine door to landing.

GARAGE/STUDIO 60' 0" x 30' 0" (18.27m x 9.14m)
GARAGE/WORKSHOP 32' 6" x 29' 9" (9.90m x 9.06m)
Large sliding doors, electric, light and power points connected. Doorway giving access through to:-

STUDIO 29' 5" x 22' 7" (8.96m x 6.88m) plus double door recess
A wonderful space being suitable for numerous uses, mains power with multiple sockets serving: washing machine, dryer, cooker and several appliances. A kitchen area with one and a quarter stainless steel sink unit with mixer tap, plumbing for automatic washing machine. Air conditioning unit which has recently been installed. Double glazed doors leading out to a wooden fire escape and opening to smaller studio and door to:-

STUDIO SHOWER ROOM
Close coupled WC, wash hand basin, shower and close couple WC. Tiled floor,

SMALLER STUDIO 11' 1" x 10' 4" (3.38m x 3.15m)
Window.

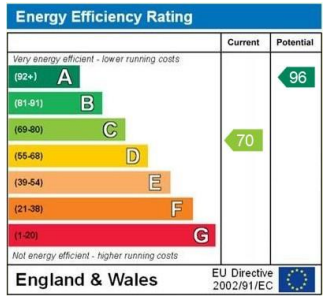
OUTSIDE
The property is approached via a shared lane, serving two further properties giving direct access to the barn. The gardens and grounds are believed to be within approximately 2.64 acres with a large paddock and access to a further gravelled parking area with the pathway leading to the main formal gardens of the property. The gardens are well stocked with a good variety of mature shrubs and trees and an absolute delight taking in beautiful rural views and a step down to a large lawn. A pathway via the main entrance to the rear leads to an extensive paved patio being a wonderful place to relax and entertain.

AGENT'S NOTE
Council Tax band is band 'C'.

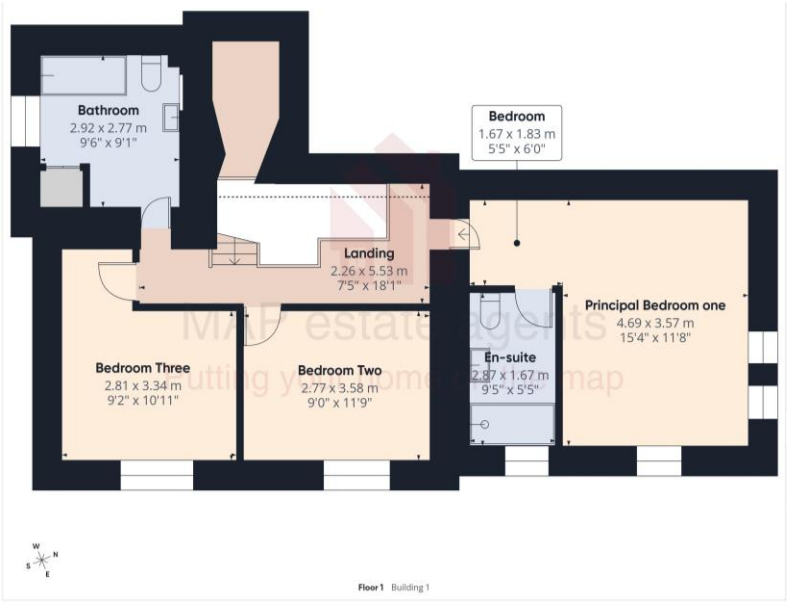
SERVICES
Private drainage (septic tank), mains water, mains electricity, air source heat pump and solar panels.













MAP's Top reasons to view this home

- A beautifully presented detached family home
- Four bedrooms, principal with en-suite
- Feature lounge with wood burner
- Large contemporary kitchen/diner extension with bi-folding doors
- Spacious extended accommodation
- Impressive studio suitable for numerous uses
- Detached barn/garage
- Gardens and grounds of approximately 2.5 acres
- Beautiful far reaching rural views

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)
Gateway Business Park, Barncoose, Cornwall TR15 3RQ
sales@mapestateagents.com
www.mapestateagents.com

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