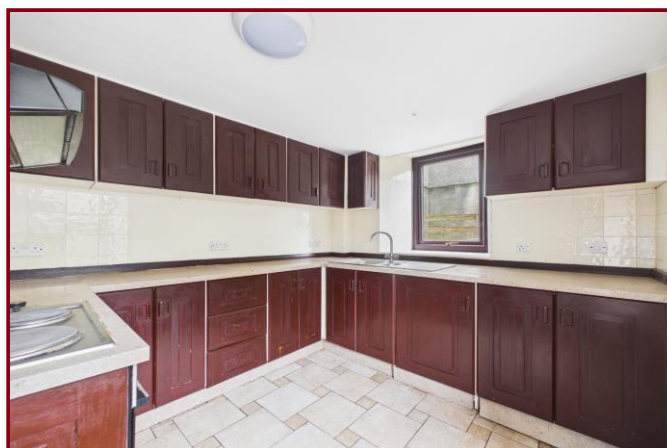
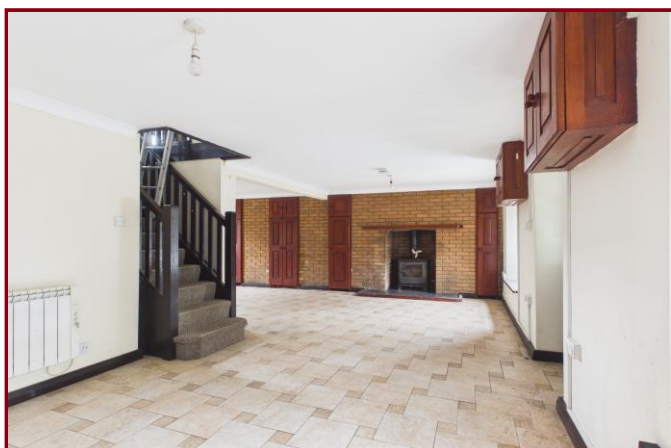




**MAP estate agents**  
Putting your home on the map

**Carnkie,  
Helston**

**Guide Price £350,000**  
**Freehold**





**Carnkie,  
Helston**

**Guide Price £350,000 Freehold**

## **Property Introduction**

Offered for sale chain-free, Little Viscar is believed to have been in the same family ownership since the late 1800s and is being offered for sale for the first time on the open market.

This detached former farmhouse is situated within a rural settlement on the outskirts of the village of Carnkie. Benefiting from three bedrooms and a bathroom on the first floor, whilst on the ground floor, the entrance porch gives access to a generous L-shaped dual-aspect lounge/diner with a recessed wood burning stove, there is a fitted kitchen and heating is provided via modern electric radiators supported by owned solar panels on the roof.

Accessed via a shared private lane, there is brick paviour parking to the front suitable for four vehicles, whilst to the rear there is an elevated garden which is largely lawned and enjoys an open rural outlook.

Requiring largely cosmetic updating, this is a rare opportunity to purchase a substantial rural property and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## **Location**

Little Viscar is on the edge of the village of Carnkie and convenient for the primary school at Halwin which is less than a mile from the property.

The nearest major town is Penryn which will be found some three and a half miles away and is home to Cornwall's university campus and has schooling for senior children, a range of local shops and a Railway Station which connects with Truro. Falmouth on the south coast is renowned for its coastal sailing waters and sheltered beaches and the town itself has a wide range of independent shops, bars and places to eat.

The ancient market town of Helston, famed for its annual Furry Dance and is a gateway to the Lizard Peninsula, is within five miles, Redruth, which is eight miles distant, has a mainline Railway Station and access to the A30 trunk road.

## **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

## **ENTRANCE PORCH**

Enjoying a triple-aspect with uPVC double glazed windows set on dwarf stone walling with slate sills. Exposed pointed stonework to one wall and tiled flooring. Glazed wooden door opening to:-

## LOUNGE/DINER 22' 7" x 19' 8" (6.88m x 5.99m) maximum measurements, L-shaped

L-shaped with two uPVC double glazed windows to the front and a uPVC double glazed window to the rear. One wall featuring a mellow brick finish incorporating recessed storage cupboards together with a recessed wood burning stove set on a granite hearth. To the far side of this room, there is a further open fireplace, tiled flooring and two modern electric radiators. Stairs to first floor and door to:-

## REAR VESTIBULE

uPVC double glazed door to the rear. Two-door understairs storage cupboard and ceramic tiled flooring. Door to:-

## KITCHEN 9' 7" x 8' 7" (2.92m x 2.61m)

Enjoying a dual-aspect with uPVC double glazed windows to the rear and side. Fitted with a range of eye level and base wood units with square edge working surfaces and incorporating an inset stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel oven with four-ring electric hob over and cooker hood. Extensive ceramic tiled splashbacks, modern electric radiator and tiled flooring.

Returning to lounge/diner, stairs to:-

## FIRST FLOOR LANDING

A central galleried landing with an arched uPVC double glazed window to the rear overlooking the garden. Overstairs storage cupboard, access to loft space and ceramic tiled flooring. Doors open off to:-

## BEDROOM ONE 13' 2" x 11' 5" (4.01m x 3.48m) maximum measurements

uPVC double glazed window to the front enjoying a rural outlook. Part bonnet ceiling, three-door wardrobe and four-door chest of drawers. Modern electric radiator.

## BEDROOM TWO 11' 9" x 11' 4" (3.58m x 3.45m) maximum measurements

uPVC double glazed window to the front enjoying a rural outlook. Part bonnet ceiling, three-door wardrobe and adjacent four-door chest of drawers.

## BEDROOM THREE 8' 1" x 7' 6" (2.46m x 2.28m)

uPVC double glazed window to the rear overlooking the garden. Part bonnet ceiling, two-door wardrobe with drawer unit beneath and modern electric radiator.

## BATHROOM

uPVC double glazed window to the rear. Fitted with a close coupled WC, vanity wash hand basin and panelled bath with 'Mira' shower over. Towel radiator and two-door airing cupboard.

## OUTSIDE FRONT

To the front of the property, there is a brick paviour hardstanding with parking for four vehicles. Pedestrian access leads to the side of the property.

## REAR

Immediately to the rear, there is a gravelled area with steps leading to the majority of the garden which has a timber patio and leads onto the remainder of the garden being lawned and enclosed with a wide ranging rural outlook.

## SERVICES

Mains water (metered), mains electricity supported by owned solar panels and private drainage via a septic tank.

## AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

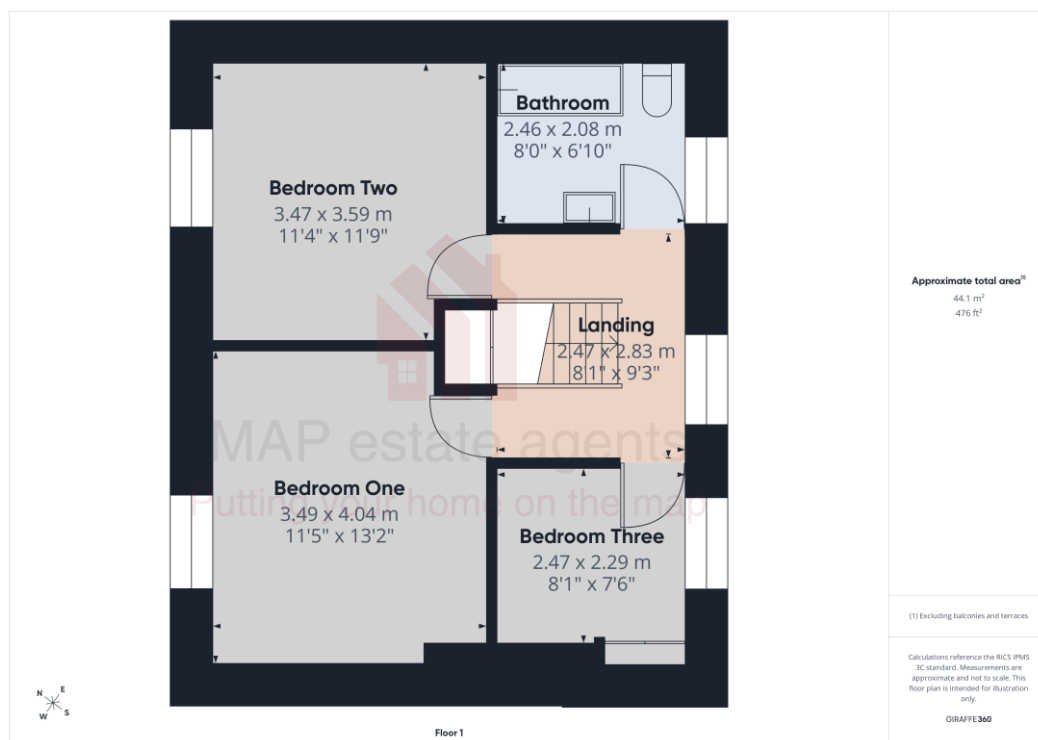
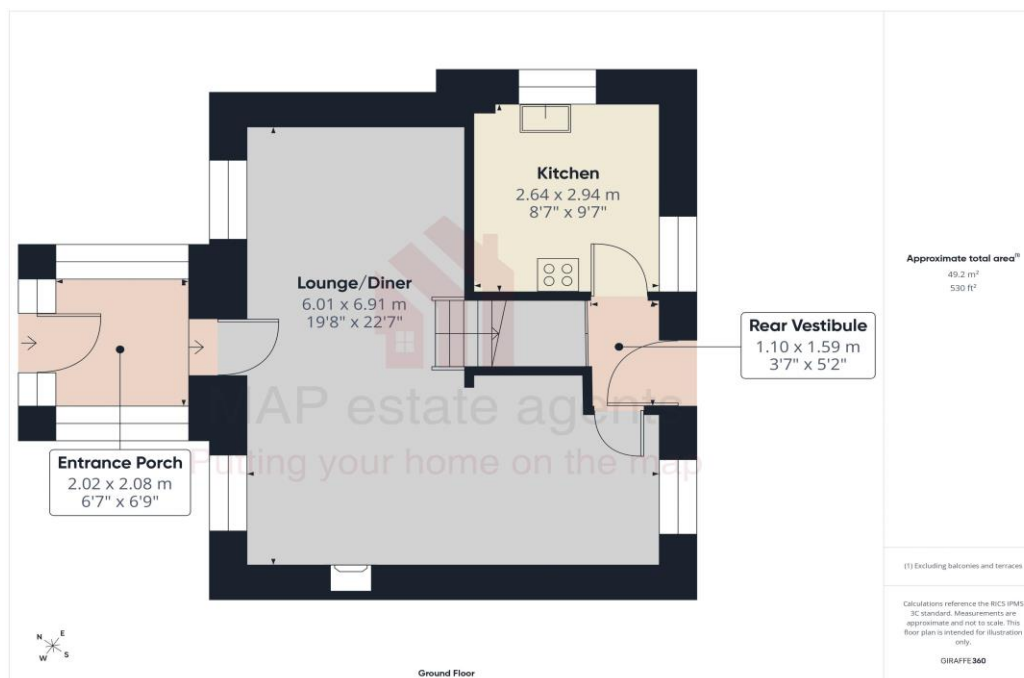


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



## MAP's top reasons to view this home

- Detached former farmhouse
- Believed to date from 1864
- Three bedrooms
- First floor bathroom
- Generous L-shaped lounge dining room
- Fitted kitchen
- Electric radiators with solar panels
- Parking for four vehicles
- Rural outlook
- Chain free sale



[sales@mapestategents.com](mailto:sales@mapestategents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestategents.com](http://www.mapestategents.com)

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