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CAMEL

COASTAL & COUNTRY



Penhallow

Truro, Cornwall, TR4 9LY

Guide Price £575,000

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The Property
Set in a peaceful rural location in Penhallow, Chy-an-Dowr is an impressive detached property set within grounds extending to just under half an acre. The property offers spacious and versatile accommodation, with three reception rooms, three double bedrooms and a large kitchen/breakfast room. Outside, the gardens are a real feature, with a heated swimming pool, various seating and entertaining areas, a double garage and a separate self-contained cabin offering further potential for a variety of uses.

The ground floor comprises a living room with an open fire, a separate dining room and a conservatory overlooking the rear garden. There is also a large hallway with space for a table or perhaps a workspace, with access directly out to the swimming pool. The kitchen/breakfast room is complemented by a separate utility area, home office and cloakroom. Upstairs are three good-sized double bedrooms and the family bathroom.

Outside, a large driveway provides ample parking and leads to the double garage. The mature gardens extend around the property, with established planting, a summer house and a rear garden backing onto a stream. There is also raised decking, a patio and pagoda seating area, together with the heated swimming pool.

A further feature is the detached self-contained cabin, which includes its own kitchen, living room, bathroom and mezzanine level. This offers plenty of flexibility for guest accommodation, extended family or potentially working from home.

The property also benefits from a large private and gated driveway with parking for 6 to 8 cars and a large double garage.

Entrance Hall
11'8 x 5'11 (3.56m x 1.80m)
Opening to the inner hallway - 26'8 x 10'8 (narrowing to 3'9)

Kitchen/Breakfast Room
19'4 x 14'6 (5.89m x 4.42m)

Living Room
15'11 x 12'3 (4.85m x 3.73m)

Dining Room
14'1 x 9'11 (4.29m x 3.02m)

Conservatory
10'8 x 9'0 (3.25m x 2.74m)

Office
7'0 x 6'11 (2.13m x 2.11m)

W.C
3'10 x 3'8 (1.17m x 1.12m)

Utility Room
8'10 x 8'8 (2.69m x 2.64m)

Rear Hallway
15'2 x 4'5 (4.62m x 1.35m)
plus two walk-n storage cupboards - 9'8 x 4'0 and 7'9 x 4'0

Double Garage
20'1 x 14'2 (6.12m x 4.32m)

Landing

Bedroom Two
13'9 x 12'3 (4.19m x 3.73m)

Bedroom Three
12'7 x 9'10 (3.84m x 3.00m)

Bedroom One
13'10 x 12'5 (4.22m x 3.78m)

Bathroom
10'7 x 5'10 (3.23m x 1.78m)

Garden Cabin/Guest Room
24'0 x 14' (7.32m x 4.27m)

Living Room Area
14'10 x 13'9 (4.52m x 4.19m)

Kitchenette
13'9 x 4'7 (4.19m x 1.40m)

Bathroom

Mezzanine Level
14'0 x 8'2 (4.27m x 2.49m)
With sloping ceilings.

Driveway Parking

Directions
Sat Nav: TR4 9LY
What3words: ///spurned.bounding.allowable
Google Map Codes: 8V72+XG6 Truro

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 1960/70s
Construction Type: Block
Heating: Oil
Electrical Supply: Mains with solar Panels
Water Supply: Mains
Sewage: Treatment Plant
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.

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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



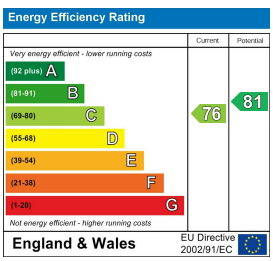
Floor Plan



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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