



CARNE QUENCHWELL ROAD

CARNON DOWNS, TRURO

TR3 6LZ

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# CARNE QUENCHWELL

CARNON DOWNS TRURO

TR3 6LZ

DETACHED BUNGALOW WITH ANNEXE, GARAGE & PARKING

Situated in a non-estate location within easy reach of the village centre, the property enjoys far-reaching views.

Set on a large plot, it offers driveway parking and a garage.

The layout lends itself to multi-generational living, letting potential, or incorporation into the main dwelling, subject to any necessary consents.

GUIDE PRICE £525,000

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PHILIP MARTIN

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## THE PROPERTY

Carne is a spacious and highly versatile detached bungalow occupying a generous, non-estate plot within easy reach of the village centre and enjoying far-reaching views. Set within established gardens, the property offers driveway parking and an attached garage, together with flexible accommodation ideally suited to multi-generational living, letting potential or incorporation into a substantial single dwelling, subject to any necessary consents.

The principal accommodation includes a sitting/dining room with outlook, conservatory, kitchen, three bedrooms and a bathroom, while the attached annexe provides further adaptability with its own kitchen, sitting room, bedroom and bathroom, in addition to two useful loft rooms, creating a rare opportunity in a highly convenient yet private setting.

The property is sold with no chain and vacant possession.

## CARNON DOWNS

Carnon Downs is a well-regarded village positioned between Truro and Falmouth. The village provides a good range of day-to-day facilities including a shop/post office, doctors' surgery, dentist, garden centre and public house, together with a regular bus service connecting to nearby towns.

Surrounded by countryside, the area includes the Carnon River Valley and the Bissoe Trail, offering dedicated cycling and walking routes linking the north and south coasts. Nearby Devoran fronts Restronguet Creek and is home to the Old Quay Inn.

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

## GROUND FLOOR

Main Dwelling.



## PORCH

## KITCHEN

3.50 x 2.60 (11'5" x 8'6")

## LOUNGE/DINING ROOM

5.36 x 6.46 (17'7" x 21'2")

## CONSERVATORY

3.83 x 2.60 (12'6" x 8'6")

## HALLWAY

## BEDROOM 1

3.76 x 3.39 (12'4" x 11'1")



**BEDROOM 2**  
3.71 x 3.64 (12'2" x 11'11")

**BEDROOM 3**  
3.21 x 3.43 (10'6" x 11'3")

**BATHROOM**  
2.23 x 1.73 (7'3" x 5'8")

**ANNEXE**

**KITCHEN**  
3.32 x 2.86 (10'10" x 9'4")

**BATHROOM**  
2.30 x 1.78 (7'6" x 5'10")

**LOUNGE**  
4.66 x 4.27 (15'3" x 14'0")

**BEDROOM**  
3.18 x 3.63 (10'5" x 11'10")

**FIRST FLOOR**

**LANDING**  
4.22 x 3.63 (13'10" x 11'10")

**ATTIC ROOM**  
3.95 x 3.63 (12'11" x 11'10")

**OUTSIDE**  
Approached via a generous private driveway providing parking for several vehicles, with ample space for a motorhome or small boat, the property benefits from access to the attached garage and established gardens. A substantial area of lawn extends to the front of the bungalow, gently sloping away to take full advantage of the far-reaching views towards Lanner Hill in the distance.



The plot is surprisingly large, extending to approximately one third of an acre in total, offering a wonderful sense of space. Level access to the rear leads to the principal dwelling, Carne, and the adjoining annexe, Little Carne.

**GARAGE**  
5.93 x 4.24 (19'5" x 13'10")  
Light and power connected.

**INFORMATION**  
Main Dwelling D and Annexe E.

Council Tax - Main dwelling D - Annexe A.

Tenure - Freehold.

**SERVICES**  
Mains water, drainage, gas and electricity.

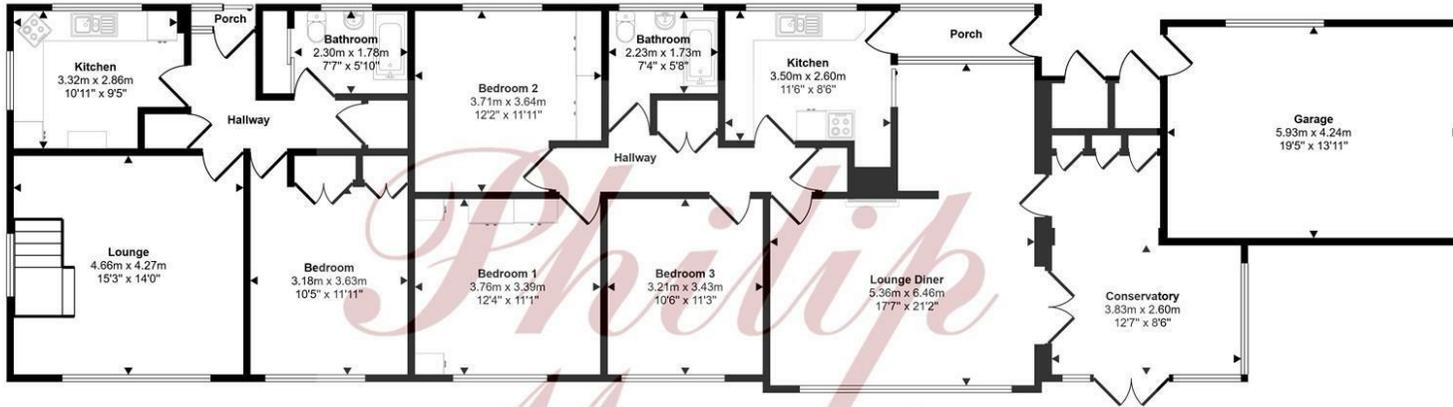
**N.B**

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

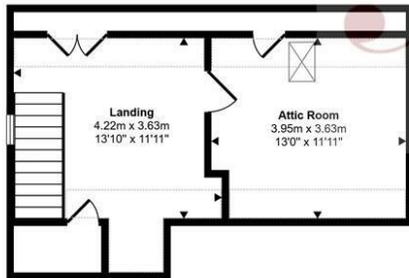
**VIEWING**  
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

**DATA PROTECTION**  
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Approx Gross Internal Area  
234 sq m / 2523 sq ft



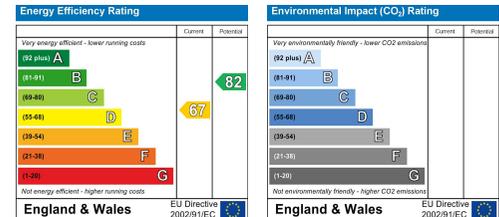
Ground Floor  
Approx 198 sq m / 2132 sq ft



First Floor  
Approx 36 sq m / 391 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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