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£175,000

Narvic Cottage, Globe Square, Carnkie, TR16 6SN



- DETACHED COTTAGE
- RECENT RENOVATION
- SOLAR PANELS AIR SOURCE HEATING
- DELIGHTFUL REAR GARDEN
- OFF ROAD PARKING FOR 1 VEHICLE
- ONE DOUBLE BEDROOM
- ENSUITE SHOWER/WC
- NO ONWARD CHAIN

An exceptionally well-presented detached, one bedroom, cottage located in the rural hamlet of Carnkie some two miles from Redruth with its range of national and local shopping facilities, amenities, doctors and mainline railway station. The cottage has undergone extensive renovation to include installation of solar panels, air-source heat pump, wall insulation to all external walls and roof insulation. The garden is of particular note with patio area, further lawned areas and a secluded decked area backing onto the Carn. The accommodation comprises of:- Entrance Vestibule, Lounge with Inglenook style fireplace with log burner, Kitchen, Store room and to the first floor a Double Bedroom with dressing area and ensuite Shower/WC. The property is double glazed and warmed by central heating via an air-source heat pump. There is off road parking for one vehicle to the front of the property. EPC: TBA Council Tax Band A.



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Approached via a private lane leading to the parking area with step up to a double glazed UPVC front door opening into:-

ENTRANCE PORCH

There is an electric wall heater and double glazed windows to both sides. Door to:-

LOUNGE

15'8" x 11'10" (4.78m x 3.61m)

A good sized lounge with inglenook style fireplace with log burner, a double glazed window to the front, two radiators, beamed ceiling, telephone point and TV aerial point, stairs rising to the first floor and a doorway to:-

KITCHEN

15'9" x 8'2" (4.80m x 2.49m)

A modern kitchen with a range of eye-level and base units with work surface over, inset ceramic hob with extractor over, built in single oven, built in microwave oven, inset one and half bowl modern stainless steel sink, space for washing machine, space for upright fridge-freezer, two double glazed windows to the rear, double glazed door to the rear garden and a door to:-

STORE ROOM

3'10" x 3'7" (1.17m x 1.09m)

A useful area with a radiator and a double glazed window to the rear.

FIRST FLOOR

BEDROOM

11'7" x 10'1" (3.53m x 3.07m)

A well-proportioned master bedroom with twin aspect double glazed windows giving views to Carn Brea Castle and Monument and to the Carn. There is a radiator, beamed ceiling and opens to:-

DRESSING AREA

Curtained storage with storage overhead and a door to:-

EN-SUITE SHOWER/WC

There is a double sized quadrant glass shower enclosure with shower over, close coupled WC and a wall mounted corner hand basin. There is a double glazed window to the front and a wall mounted electric heater.

OUTSIDE

FRONT GARDEN

Mostly given to parking but with a surrounding border of shrubs and flowers bounded by walling and fencing.

REAR GARDEN

There is a patio area with steps up to a lawned garden with an extensive range of shrubs, flowers, trees, climbers and herbs. There are two timber sheds and a further stone built shed. There is a decked area to the top of the garden which offers a secluded and peaceful view of the Carn and open farmland.

OFF ROAD PARKING

There is off road parking for one vehicle to the front of the property.

AGENTS NOTE

This property benefits from newly installed solar panels, air-source heat pump providing heating and hot water, and insulated external walls and ceilings. Standard Broadband is available up to 21Mbps and coverage by all major mobile phone providers is present (source OFCOM). The property is rated as Band A for Council Tax.

ENERGY EFFICIENCY RATING

This property has been rated as: TBC

DIRECTIONS

The property can be found at the end of the private lane which is adjacent to Wheal Basset Court, which is immediately on the left hand side on entering the village proper.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.