

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£440,000 Freehold

Meneth Carn, Grove View, Trevarth Road, TR16 5SE



- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DETACHED FAMILY HOME
- OUTSKIRTS OF VILLAGE
- PARKING FOR SEVERAL VEHICLES
- OIL CENTRAL HEATING
- MASTER EN-SUITE
- FAMILY SHOWER ROOM/WC

A well-presented detached three bedroom family home located on the outskirts of the ever popular village of Carharrack with far reaching views to the front over countryside. There are good sized gardens to both front and rear with off road parking for a number of vehicles. The property briefly comprises of:- Entrance Hall, Lounge, Separate Dining Room, Kitchen, Sun Room and to the first floor Three bedrooms (with the master bedroom having an en-suite shower/wc) and a family shower room/wc. There is stone outbuilding, two timber sheds and access to the integral store/workshop which could be converted to offer additional living space subject to planning. The property is warmed by oil fired central heating and is double glazed. Council tax Band C. EPC: E.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

Meneth Carn, Grove View, Trevarth Road, TR16 5SE

Carharrack is a vibrant village in central west Cornwall with a convenience store, community centre, brass band, football team, children's park, and amateur dramatics group. The primary school, pub, post office and other shops are a short walk or drive to the adjoining village of St Day. The A30, many surf beaches, the county town of Truro, Newquay Airport and Falmouth are all a short drive away.

Meneth Carn (Mount of Stone) is located on a quiet road with 20mph speed limit offering magnificent views of sunrise over Ting Tang Woods and the Roseland Peninsula 7 miles away. Access to the Coast to Coast cycle trail is very close to the house. A 20 minute walk takes you to the top of Carn Marth with views to Falmouth Bay to south and St Agnes to the north.

The ground floor comprises of a bright and airy Entrance Hall with doors to both the Lounge which has a log burning stove and bay window to the front and Separate Dining Room with open fire and bay window to the front, door way to an inner hallway with stairs rising to the first floor, a door to the kitchen which has a built in cupboards, base units, sink, range cooker and a floor standing oil central heating boiler and a door leading to the Sun Room. To the first floor there are two good sized double bedrooms with the master bedroom having an ensuite shower/wc, one single bedroom and a family shower room/WC.

To the outside there are good sized gardens to the front with ample off road parking for numerous vehicles. There is a good sized garden to the rear, which is mainly laid to lawn with a paved seating area, two timber sheds and a stone outbuilding. Access to the integral store room.

LOUNGE

11'0" x 11'11" (3.35m x 3.63m)

DINING ROOM

12'8" x 12'6" (3.86m x 3.81m)

KITCHEN

12'8" x 10'11" (3.86m x 3.33m)

SUN ROOM

5'11" x 15'2" (1.80m x 4.62m)

MASTER BEDROOM

12'6" x 11'0" (3.81m x 3.35m)

EN-SUITE SHOWER

5'5" x 5'8" (1.65m x 1.73m)

BEDROOM TWO

12'3" x 10'4" (3.73m x 3.15m)

BEDROOM THREE

8'10" x 8'0" (2.69m x 2.44m)

SHOWER ROOM/WC

11'11" MAX x 11'0" MAX (3.63m x 3.35m)

AGENTS NOTE

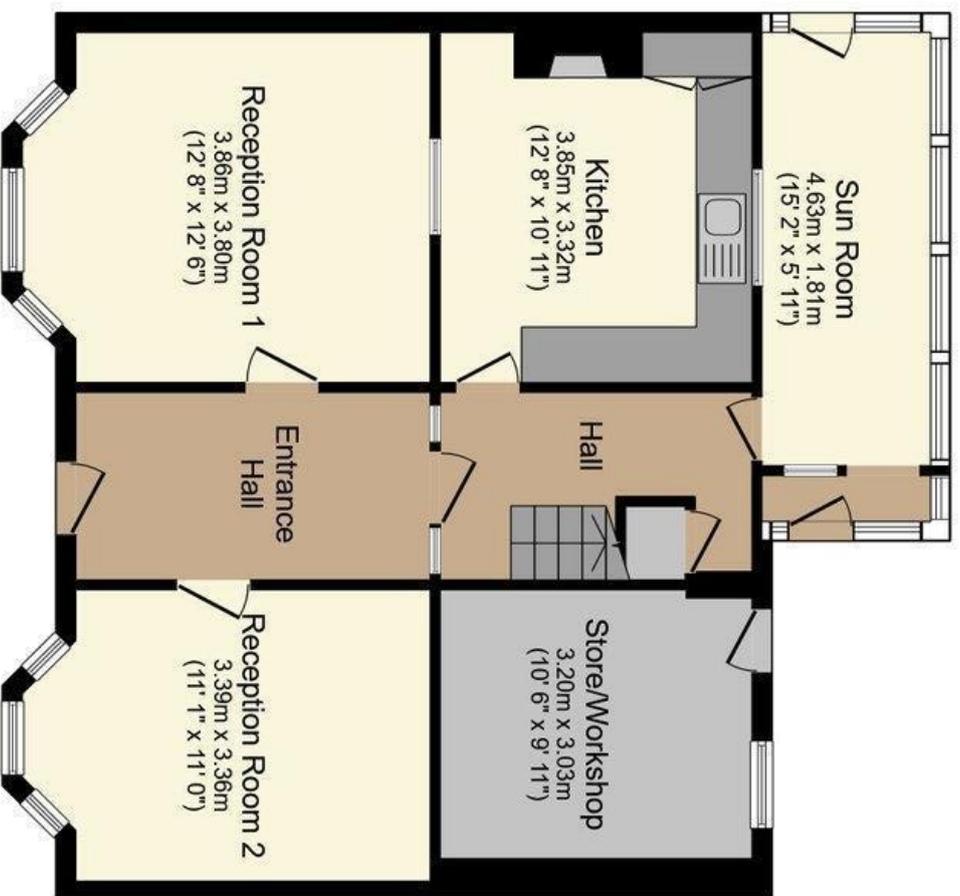
The property was constructed in the early 1900's and is of stone construction. Mains Electric, Mains Drainage and Mains Water, Oil Fired Central Heating. Council Tax Band C Mobile coverage from all major networks (Source Ofcom) Broadband Speeds from 12Mbps Standard and 79Mbps Superfast (Source Ofcom).

ENERGY EFFICIENCY RATING

This property has been rated as E (39) with a potential rating of C (71).

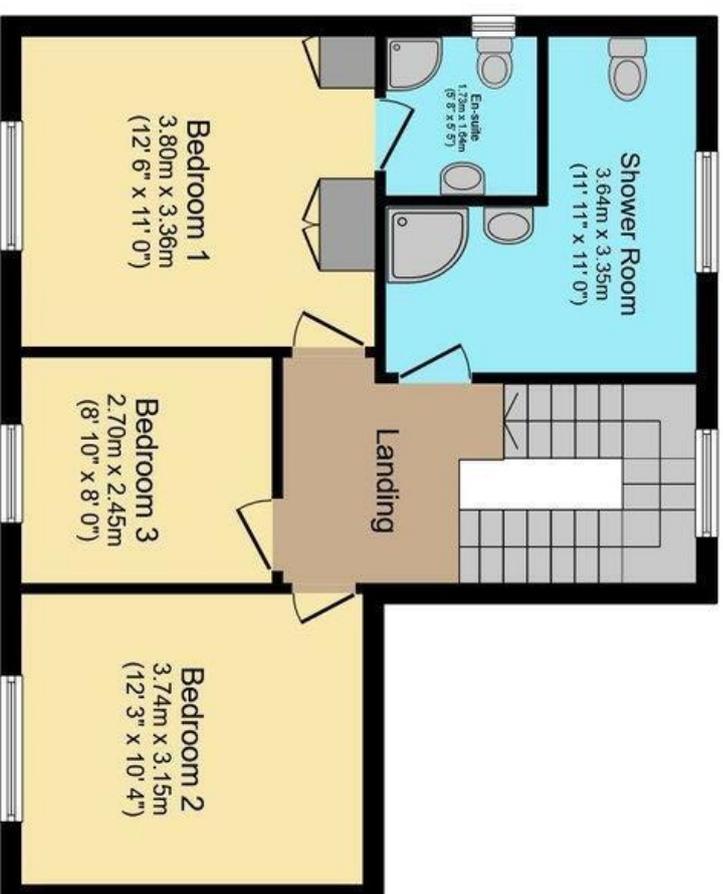


General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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.



Ground Floor

Total floor area 123.5 sq.m. (1,329 sq.ft.) approx



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com