

FOR SALE

Guide Price - £540,000 Freehold



Estate Agents

Lewis Haughton

Chyryn Harris Mill, REDRUTH, Cornwall. TR16 4JG

ABOUT THE PROPERTY

Lewis Houghton are delighted to offer for sale this stunning one off individual self-build which is tucked away in an elevated non-estate location just on the fringe of Illogan village convenient for local schools and colleges, Tehidy woods and golf course, doctors surgeries, amenities, A30 trunk road and the beautiful rugged North Cornish Coast is just minutes away. Chyryn has been carefully designed and executed to an extremely high standard offering someone the opportunity to acquire a beautiful home in a stunning location which only a viewing will fully appreciate. Internally the property is immaculately presented with luxury bathroom suites, high quality flooring and tiling throughout, underfloor heating and a heat recovery system. Currently the property benefits from three generous double bedrooms however the third bedroom has been designed in such a way that it can be partitioned down the middle to provide two bedrooms making the property a four bedroom residence, if required. The 29ft x 20ft open plan kitchen, living and dining room is just amazing with an open vaulted ceiling, contemporary wood burning stove, bi-folding doors with the kitchen benefitting from an extensive range of soft closing built in base units and drawers accompanied by a large matching breakfast island with dining table and NEFF built-in appliances.

Outside, the property is approached via a sweeping drive leading into a large stone chipped driveway mainly located in front the property itself providing private parking for numerous vehicles. The lawned gardens and raised flower beds are located to the side of the property which are southwest facing enjoying the elevated views and maximising the daily sunshine. As previously mentioned the property has got planning granted for a double garage with attached stable and tack room which could be altered for other uses depending on requirements.

FEATURES

- Highly sought after non-estate location
- High specification individual self-build
- Planning permission for double garage, stable and tack room
- Parking for ten+ cars
- Stunning 29ft x 20ft open plan kitchen dining and living space
- Heat recovery system and underfloor heating
- Master bedroom ensuite
- COUNCIL TAX BAND - D
- EPC - C



ROOM DESCRIPTIONS

INNER HALLWAY

Tiled flooring. LED spots. Cupboard housing boiler and manifold. Oak doors to:

OPEN PLAN KITCHEN/DINING/LIVING ROOM

29' 0" x 20' 3" (8.84m x 6.17m)

Kitchen/Dining area

High quality fitted kitchen with an extensive range of soft-close built in base units and drawers with NEFF integrated appliances to include; oven plus microwave, combi oven with warming drawer below. Induction hob. Dishwasher. FRANKE composite sink with mixer tap with detachable hose. Large breakfast island with further storage under. Open vaulted ceiling. French doors.

Lounge area

Open vaulted ceiling. Bi-fold doors. Contemporary woodburning stove.

CLOAKROOM

High quality tiled walls and flooring. Low level WC and wash hand basin in vanity unit. Wall mounted mirror and heated chrome towel rail.

BEDROOM ONE

14' 0" x 11' 4" (4.27m x 3.45m) Dual aspect room. Wall lights. Door to en-suite.

ENSUITE

Luxury suite with tiles to walls and floor. Low level WC with hidden cistern. Wash hand basin in vanity unit. Heated chrome towel rail. LED spots.

BEDROOM TWO

15' 0" x 10' 6" (4.57m x 3.20m) Double glazed window to side aspect.

BEDROOM THREE

14' 6" x 14' 3" (4.42m x 4.34m) Two double glazed windows to rear. Two radiators. Two doors providing access. Designed to be split down the middle to provide two bedrooms, if needed.

BATHROOM

Luxury suite comprising; Square mouthed bath with drench shower over. Low level WC with hidden cistern. Wash hand basin in vanity unit with cupboards above and below. High quality tiling. Heated chrome towel rail.

EXTERIOR

The property is approached via a sweeping drive leading to a large, gravelled driveway to the front and side providing parking for numerous vehicles. The private lawned gardens are located to the southwest of the property maximising the daily sunshine enjoying elevated views all enclosed by a mixture of plants, trees and shrubs.



AGENT NOTES

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains metered water, mains drainage, broadband/telephone subject to tariffs and regulations.

NB:

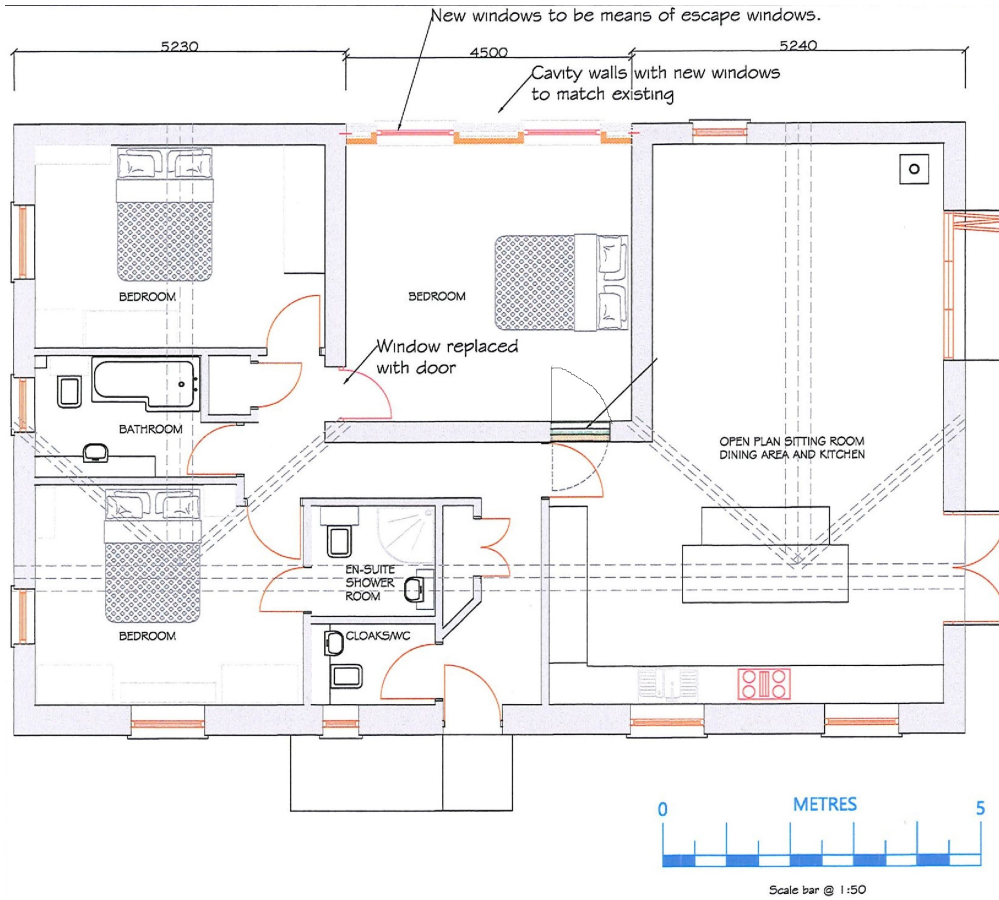
- a) The property has PLANNING PERMISSION granted for a double garage, stable and tack room.
- b) The current owners have planning permission granted to self build to the east of Chyryn.

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.





FLOORPLAN



EPC

