

FOR SALE

Guide Price £360,000 Freehold



Estate Agents

Lewis Haughton

Elm Cottage, Church Row, Carharrack, Cornwall. TR16 5RP

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ABOUT THE PROPERTY

THE PROPERTY

Outside, is a delight with a wonderful enclosed walled garden which was once part of the main estate 'The Elms'. The rear of the property is south facing, maximising the daily sunshine with a number of quiet seating areas dispersed within the patios and lawned gardens. The private driveway is located to the side of the property, providing access to a large detached garage as well as ample parking for a number of vehicles.

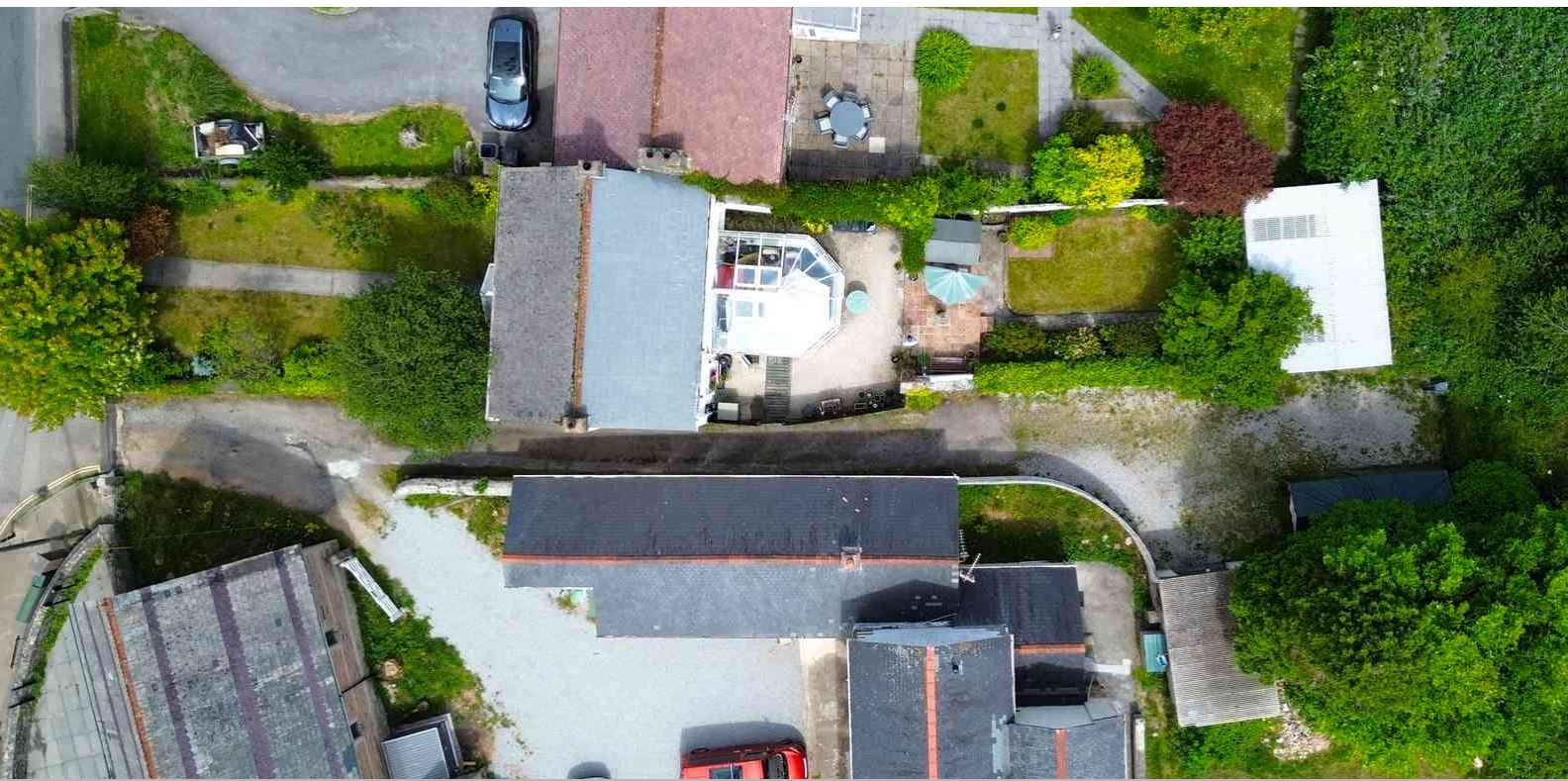
Internal accommodation comprises; GROUND FLOOR - Entrance porch. Living room with fireplace. Dining room/bedroom three with fireplace. Inner reception hall. Kitchen and Large conservatory. FIRST FLOOR - Accessed via a stunning bespoke oak turning staircase which leads to a spacious light and airy galleried landing which is currently acting as an office space. Doors to both double bedrooms, one with ensuite facilities. Family bathroom and separate cloakroom. Wonderful elevated wooded and countryside views are enjoyed from the rear aspect.

LOCATION

The village of Carharrack lies approximately 8 miles from the colourful harbourside town of Falmouth, within 2 miles of Redruth and approximately 8 miles from the Cathedral City of Truro; easy access to the A30, making it an ideal area for commuting. Regular bus service to Truro and Redruth. The thriving village community is well served by a range of facilities including a local general store, public house, and Chinese take-away. There is an amenity park and the Mills Hall (village hall). It is on the edge of many cycle mining trails that lead from Devoran down to Portreath. Elm cottage is located in the heart of the sought-after village, with access to a number of mining trails, walks and bridleways, that traverse from Devoran to Portreath. There is a local school at St Day which also provides further shopping facilities. Carharrack is a popular community village and lies within the former 'richest square mile in the world' based on the wealth of the copper mining industry.

FEATURES

- Charming two/three bedroom double fronted residence
- Garage & private parking
- Beautiful south facing enclosed walled garden
- Bespoke oak staircase
- Stunning cast iron column radiators
- Attractive fireplaces
- Bedroom ensuite
- Generous conservatory
- Council Band B



ROOM DESCRIPTIONS

GROUND FLOOR

FRONT APPROACH

Double glazed pitched entrance porch with double glazed windows and a solid oak door to:

INNER HALLWAY

High ceilings. Attractive stained glass door to inner reception room. Doors to:

LOUNGE

12' 8" x 11' 0" (3.86m x 3.35m) Double glazed window to front aspect. Cast iron column radiator. Beautiful fireplace with tiled hearth and wood mantel and surround.

LIVING ROOM/BEDROOM THREE

3.88m x 3.35m (12' 9" x 11' 0") Double glazed window to front, cast iron column radiator, Beautiful ornate fireplace.

DINING ROOM

15' 0" x 8' 0" (4.57m x 2.44m) Double glazed window to rear aspect. Sash window looking into conservatory. Cast iron column radiator. Stunning bespoke light oak turning staircase leading to the first floor. Doors to kitchen and conservatory.

KITCHEN

11' 2" x 8' 0" (3.40m x 2.44m) Double glazed window to rear aspect. Range of built-in wall and base units. Solid wood worktops. Karen Phoenix butler sink. Freestanding, electric double oven with ceramic hob and extractor over. Dishwasher and space for freestanding fridge freezer.

CONSERVATORY

15' 2" x 14' 0" (4.62m x 4.27m) Spacious Victorian style conservatory with slate flagstone flooring and a number of double glazed windows with double doors opening onto the gardens.

FIRST FLOOR

LANDING

Spacious bright and airy galleried landing. Cast iron column radiator. Double glazed window to rear aspect with pleasant, elevated countryside and wooded views. Loft hatch. Doors to:

BEDROOM ONE

13' 0" x 12' 9" (3.96m x 3.89m) Double glazed window to front aspect. Cast-iron column radiator. Ample space for bedroom furniture.

BEDROOM TWO

12' 11" x 9' 6" (3.94m x 2.90m) Double glazed window to front aspect. Cast iron column radiator. Mirrored wardrobe. Exposed wood floors. Door to:

EN-SUITE SHOWER ROOM

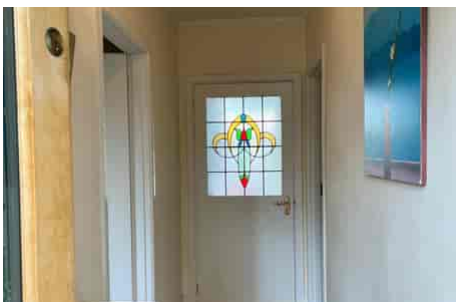
Walk-in shower cubicle. Low-level WC with hidden cistern and wash hand basin in vanity unit. Wall mounted mirror. Heated chrome towel rail.

FAMILY BATHROOM

Double glazed frosted window to side aspect. Large walk-in shower cubicle. Wash hand basin in vanity unit. Heated column radiator. Extractor fan. Freestanding clawfoot rolltop bath with shower attachment.

SEPARATE WC/CLOAKROOM

Double glazed frosted window to rear aspect. Low-level WC. Wash hand basin.



OUTSIDE

GARDENS

To the front of the property there is a lawned garden with a mixture of mature plants, trees and shrubs to its borders with a central footpath leading to the entrance porch. To the right hand side of the property is a private gated driveway which leads to the parking area and a large detached garage.

Although very rarely used, please note that there is a neighbouring right of way over the drive to access their garage.

The main garden is located to the rear of the property which is walled offering a high degree of privacy ideal for children and pets. The garden consists of a graveled and patio seating area, as well as a garden shed, accessed through a granite entrance walkway which was once part of the estate. To the lower section of the garden is a level lawn with a mixture of mature plants, trees and shrubs to its borders. Attractive exposed granite stonework throughout the garden and a side gated access to driveway. The garden has a southerly aspect maximising the daily sunshine.

GARAGE

16' 9" x 10' 10" (5.11m x 3.30m) Up and over door.

SERVICES

The following services are available at the property however we have not verified connection, mains electricity, mains water, private drainage, oil fired central heating and domestic hot water, external boiler and oil tank, broadband/telephone subject to tariffs and regulations.

Council Tax Band

Band B

Viewing

Strictly through the vendors' sole agents, Lewis Haughton, telephone 01872 264120 or email info@lewishaughton.com

AGENTS NOTES

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 Lewis Haughton. 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.

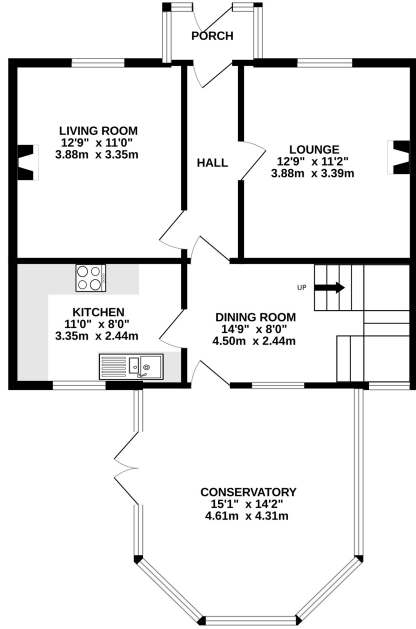
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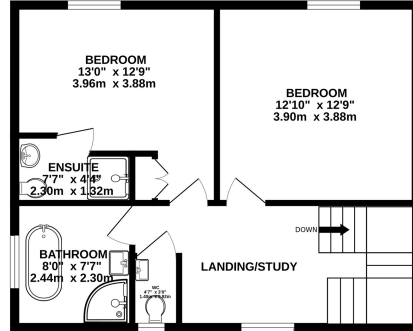


FLOORPLAN

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	