





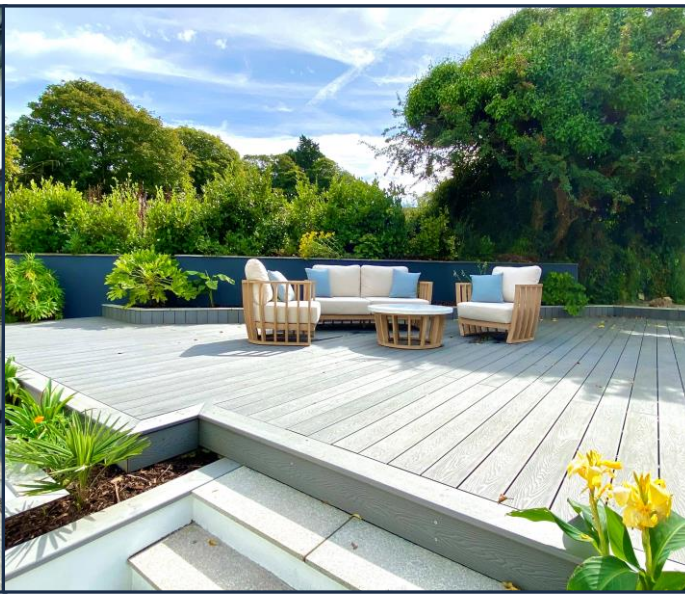
PROPERTY DESCRIPTION

An exceptional opportunity to purchase a high quality architect designed home, situated with a stunning semi-rural location. The property was designed and constructed in line with our clients exacting standards, this being evidenced from the initial approach, then being further reinforced as you enter what can only be described as a truly impressive home. The property enjoys a very private situation, it also enjoys open rural views over its own grounds to open countryside. The property sits in just under 1.6 acres, with a majority of the grounds running away from the property, this allowing for an increased level of privacy as you move through these grounds. The property also features a large gravel driveway and parking area, this being set beyond the private gated entrance. The driveway gives way to a substantial timber stable and garage block, this housing three stables and a generous garage. The property also benefits from the addition of a further three vehicle timber car port set within the grounds. Our discerning owners during the construction of the property designed the property to take advantage of the orientation and added thermal solar panels, these greatly reducing the energy costs at the property.

As you enter the property you are immediately greeted by a stunning galleried entrance hallway with focal point external water feature. This generous entrance hall featuring a vaulted ceiling, part turn oak staircase, slate effect feature wall and full height window with the focal point water feature beyond. The property has been designed to provide high quality living, the living space being situated away from the four ensuite bedrooms. The living areas feature vaulted ceilings whilst also enjoying direct access via bi-folding doors to the enclosed and private decked inner terrace. The living room enjoys this direct access to the enclosed terrace and features a vaulted ceiling and a focal point wood burning stove. The dining room once more enjoys the direct access out to the enclosed terrace. This amazing space is split level from the kitchen and enjoys an open view through to the stunning high quality kitchen area. This creates a truly unique social space that lends itself to either family living or alternatively it creates a showpiece entertaining space. The high quality kitchen has once more been designed with a real eye on detail and functionality, it features high quality fitted units and working surfaces, whilst it also provides fitted appliances. The property also provides a spacious utility and boot room area, this space lending itself to rural living.

The four luxury bedrooms are set out over the two floors, both floors providing two ensuite bedrooms, each of these very generous bedrooms feature high quality luxury ensuite facilities. The master bedroom suite can only be described as simply stunning, this dual aspect full depth room enjoys direct access out to the enclosed rear terrace. The master suite also benefitting from a generous luxury ensuite shower room and fitted wardrobes. The three further bedrooms are all generous double rooms, all of these rooms featuring high quality luxury ensuite facilities. The property also provides a ground floor study, cloakroom/w.c and a spacious galleried landing. The property also benefits from high quality engineered oak flooring throughout, the ground floor also featuring underfloor heating. A truly exceptional and unique opportunity in the current market. In our opinion this represents an opportunity to purchase one of the finest properties we have been requested to market. If you are looking to purchase a truly unique and high quality semi-rural home, please contact our office to arrange your own personal viewing at this stunning property.





Entrance Hallway

A stunning and spacious full depth entrance to the property that enjoys a focal point full depth window to the rear, this window enjoying the backdrop of a water feature that in turn leads onto the private sun terrace. The hallway also features a focal point slate wall to one side and the galleried landing over, part turn oak stairs that ascend to the galleried landing with discreet low level lighting to the stairwell, engineered oak flooring throughout benefitting from under floor heating, double glazed window set to the front elevation, double oak doors that open to a deep cloaks cupboard, access to further under stairs cupboard.

Cloakroom/W.C

Oak four panel door from the entrance hallway. The cloakroom comprises a high quality contemporary suite of wall hung wash hand basin with fitted counter top over and mirror above, low level w.c with concealed cistern, double cupboard housing the hot water tank and solar heating controls.

Study

A spacious study or home office if required that is situated to the front of the property and enjoys an outlook over the grounds to the countryside beyond. Oak four panel door from the entrance hallway, double glazed window to the front, engineered oak flooring with underfloor heating, LED ceiling spotlights, telephone socket.

Living Room

A lovely tranquil living space that is set to the very rear of the property, this room enjoying direct access out via bi-folding doors to the private and sunny inner terrace. The living room has a central focal point fireplace with feature slate breast, slate hearth below with inset ABX wood burning stove, full height vaulted ceiling with central downlights,

engineered oak flooring with underfloor heating, tv point, double glazed window to the rear, open access through a broad squared archway to the dining room.

Dining Room

A very spacious family dining room that once more enjoys direct access via the bi-folding doors to the private and sunny inner terrace. This room providing a terrific family dining space or alternatively a very impressive entertaining space. The dining room features a full height vaulted ceiling with central downlights, broad opening through to the split level kitchen area with fitted breakfast bar area with seating space below, engineered oak flooring with under floor heating, access through to the kitchen area via oak steps with recessed shelving set to side.

Kitchen

The kitchen has been designed with both purpose and functionality in mind, once more demonstrating our clients attention to detail and design choices. The kitchen comprises a comprehensive range of high quality fitted units with squared edged low profile Earthstone seamless working surfaces over with matching upstands, broad opening through to the dining room with LED strip lighting over, two fitted eye level stainless steel ovens set to one side, fitted induction hob with floating effect gloss black cooker hood above, recess space for American fridge freezer, inset stainless steel one and a half bowl sink and drainer unit with Grohe chrome mixer tap over, integrated dishwasher, discreet underlighting to cabinets, LED ceiling spotlights, porcelain tiled flooring with under floor heating, two double glazed windows set to the side, oak four panel door through to the utility room/boot room.

Utility/Boot Room

A spacious utility/ boot room that provides both space for laundry facilities as well as a useable boot room. The utility room is fitted with a comprehensive range of high quality fitted units with squared edged low profile Earthstone seamless working surfaces over with matching upstands, space for a washing machine, space for a tumble dryer, tall larder style cupboards, porcelain tiled flooring with under floor heating, double glazed window set to the front, double glazed door that opens to the side, LED ceiling spotlights.

Master Bedroom Suite

A simply stunning dual aspect full depth master bedroom suite that is flooded with natural light. This lovely main bedroom enjoying direct access via French doors to the rear enclosed terrace, further double glazed window to the front overlooking the grounds, high quality engineered oak flooring with under floor heating, fitted wardrobes set to one wall providing ample hanging and storage space, LED ceiling spotlights, additional wall lights, television, telephone and data points, part glazed oak door that leads through to the ensuite shower room.

Ensuite Shower Room

The spacious luxury ensuite shower room has been finished to an unusually high standard. The ensuite comprises a double shower enclosure with glazed screen and door with low profile chrome surrounds, tiled inner walling with chrome mixer shower over and rain shower fitting above, high quality full depth fitted vanity unit set to one wall with inset mirror with LED lighting over, twin 'His and Hers' sinks set within low profile square edged countertop, low level w.c set to side with concealed cistern and additional mirror over, tiled flooring with under floor heating, heated towel rail, double glazed window to the side.

Bedroom Two

A second very spacious double bedroom that once is flooded with natural light and enjoys direct access via French doors to the private rear terrace. Oak four panel door from the entrance hallway, engineered oak flooring with underfloor heating, fitted wardrobes set to one wall, LED ceiling spotlights, television, telephone and data points, oak four panel door through to the

Ensuite Bathroom:

A spacious luxury ensuite bathroom that is once more flooded with natural light. The ensuite has been finished with a high quality vanity unit set to one wall, this being finished in a pale grey, inset mirror with LED lighting over, sink unit set within a low profile square edged countertop, low level w.c set to side with concealed cistern, panel bath with tiled surrounds and chrome shower over, additional rain shower fitting above with glazed shower screen to the side, heated towel rail, double glazed window to the rear.

Galleried Landing

This broad galleried landing area divides the two first floor bedrooms, this space being large enough to be used as a snug/ study area if required. The landing is accessed by the oak part turn stairs from the entrance hallway, oak handrail with inset glazed panels, long drop feature lighting, additional wall lighting, engineered oak flooring throughout, oak four

panel doors that open to the two bedrooms on this floor.

Bedroom Three

A very spacious dual aspect third bedroom that enjoys views out over the surrounding countryside. Oak four panel door from the landing, engineered oak flooring throughout, double glazed window to the front with views over the countryside, additional Velux window to the side, fitted deep wardrobe set to one wall that provides ample storage space, column radiator, television, telephone and data points, wall lights, oak four panel door through to the ensuite.

Ensuite

A further spacious and luxuriously fitted ensuite shower room. The ensuite comprises a fitted vanity unit to one wall with twin 'His and Hers' sinks set within a low profile grey countertop with matching upstands and cupboards below, LED circular mirrors set to either side, double shower enclosure with inner tiled walling and shower above, glazed door and screen with low profile chrome framing, low level w.c with concealed cistern set with vanity unit with low profile grey countertop with matching upstands, Velux window set to the side, LED lighting, tiled flooring, heated towel rail.

Bedroom Four

A fourth spacious double bedroom that overlooks the rear of the property to the surrounding countryside. oak four panel door from the landing, engineered oak flooring throughout, Velux window to the rear, column radiator, wall lights, television, telephone and data points, oak four panel door through to the ensuite.

Ensuite:

A luxurious four piece ensuite bathroom that overlooks the countryside to the rear. Oak four panel door from the bedroom, focal point freestanding double ended bath with central chrome Grohe taps, fitted 'L' shaped vanity unit to two walls, inset sink unit set with grey low profile countertop with matching upstands, low level w.c with concealed cistern, shower enclosure with inner tiled walling, chrome mixer shower over with additional rain shower fitting above, glazed door with low profile chrome framing, tiled flooring, heated towel rail, Velux window to the rear.

Gardens And Land

The property is situated within grounds of approximately 1.6 acres, these grounds being very private and set beyond a gated entrance. As you enter through the gateway you are greeted by a broad gravel driveway that provides parking for multiple vehicles, this driveway also provides access to the triple car port and stable block, these being situated towards the far end of the driveway. At the very far side of the driveway the owners have created a very private seating area set under a mature tree line, this area having an inset fire pit making it the ideal area for sitting out in the evenings. The property is approached from the driveway via a broad granite flagstone pathway, this leading to the front entrance doorway.



Gardens continued

To the front of the property the owners have created a large level lawned area to the far side of the driveway, this area of garden runs around to the rear of the stable block and joins with the main area of land. The owners have in this main area carefully planted a large number of trees within the grounds, this to create a stunning and private area of garden. The owners have also created a series of pathways that run around the perimeter of the land, these pathways bordering a nearby stream, this creating a real feel of tranquillity and peace.

At the rear the property features a stunning enclosed and private terrace that bounds onto open countryside.

The terrace has been set out to take in a large proportion of the days sunshine whilst it is also sheltered by the property itself. At the rear of this rear of this area there is mature hedging that affords a very high level of privacy. The terrace also features a number of maturing shrubs and plants set within beds to the side. The terrace also provides direct access to the living room and dining room via bi-folding doors. Access can also be gained directly from both the master bedroom and the second bedroom directly to the terrace.

Stables

Each Stable Measures 4.26m x 2.74m (14' 0" x 9' 0") The current owners have recently constructed a triple timber stables with the addition of a large garage/barn area to one side. The building is set out on a concrete base and is of timber construction. The stables benefit from power and light and all have individual entrances, each stable also benefits from a fitted double glazed window.

Garage

The garage measures 6.53m x 4.72m (21' 5" x 15' 6") The garage /barn area set to the side benefits from double doors to the front, this part of the building also has power and light and a double glazed window to the rear. The current owner uses this barn area as their workshop/garage, the garage area is currently fitted with a 'Twin Busch' car lift, this is available by separate negotiation if required.

Directions

The property can be located on the edge of Carharrack, in the small hamlet of Little Carharrack. To reach the property if you are travelling from the Falmouth direction take the A393 towards Redruth. Proceed along this road passing through the village of Ponsanooth, continue on this road until you reach a turning to your right just before the Fox And Hounds Pub, this being signposted for Carharrack. Proceed along here and pass through the village of Carharrack itself, as you leave the village you will drop down a small hill, take the first left hand turn at the bottom of this hill and follow this road for approximately a quarter of a mile, then take a left hand turn. As you take this turn you will see a small ford, cross the ford and the property can be found on the left hand side beyond the gated entrance.

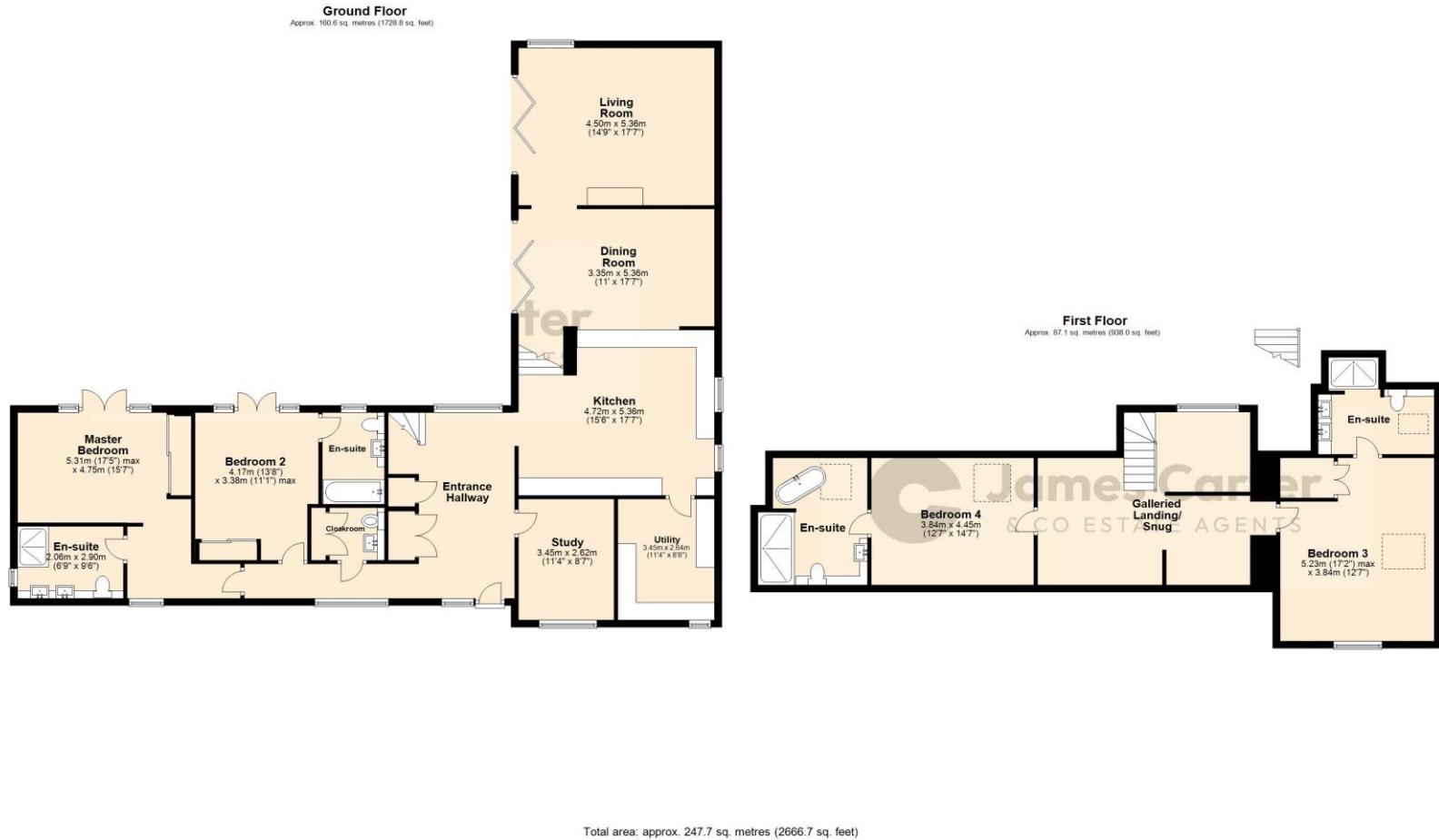
Additional Information

Tenure - Freehold.

Services - Mains Electricity And Water, Private Drainage.

Council Tax - Band C Cornwall Council.

FLOORPLAN



James Carter & Co Estate Agents - Falmouth 01326 332850 move@jamescarterandco.co.uk

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