



PENCARNE, CARNE, ST DENNIS, ST AUSTELL

PRICE £635,000



PENCARNE IS A STUNNING DETACHED FOUR-BEDROOM HOME, SET WITHIN APPROXIMATELY 1.5 ACRES OF LAND, INCLUDING AN ADJOINING Paddock. POSITIONED ON A SLIGHT ELEVATION, THE PROPERTY BOASTS EXPANSIVE VIEWS EXTENDING TO THE NORTH COAST. THIS ADAPTABLE FAMILY RESIDENCE ALSO OFFERS THE ADDED BENEFIT OF A NEWLY CONSTRUCTED HOME OFFICE AND A SEPARATE ANNEX LOCATED IN THE GARDEN

WE ENCOURAGE YOU TO EXPLORE THE VIRTUAL TOUR TO FULLY APPRECIATE THE MANY FEATURES THIS EXCEPTIONAL PROPERTY HAS TO OFFER. THE ACCOMMODATION BRIEFLY INCLUDES AN ENTRANCE HALL, CLOAKROOM, LOUNGE, KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS, A LUXURIOUS BATHROOM, A SPACIOUS GARAGE, A HOME OFFICE, AN ANNEX, A STABLE BLOCK, AND AMPLE PARKING FOR NUMEROUS VEHICLES.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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The Property

Pencarne is a beautifully presented detached four bedroom house with an adjoining paddock estimated to extend to 1.5 acres of land. The property enjoys a slightly elevated position with extensive views extending to the North coast. A versatile family home which has the added benefit of a newly constructed home office and a separate annex situated in the garden.

The current owners have sympathetically renovated and extended Pencarne, carefully preserving its character while incorporating modern fittings to create a charming family home with versatile living options.

The ground floor features wood-effect laminate flooring, offering both natural style and durability, while UPVC windows have been installed, with those on the front elevation designed in a sash style to complement the original stone facade.

The kitchen has been recently updated, blending traditional design with contemporary copper accents and details.

The luxurious bathroom is fitted with a stunning suite, including a freestanding bath and a separate double shower cubicle, making bath time a true indulgence.

Pencarne is located a mile from St Dennis, a picturesque village nestled in the heart of Cornwall, offering a charming blend of rural tranquility and rich local history. Known for its stunning natural surroundings, the village is surrounded by lush countryside and is within easy reach of the beautiful Cornish coastline. Carne, St Dennis provides a perfect setting for those seeking a quiet, idyllic lifestyle while still being conveniently located for access to nearby towns and amenities.

This location also provides easy access to the Goss Moor multi-use trail, a 7 mile circular trail providing a chance to explore the rich natural heritage of

Room Descriptions

Entrance Hall

With a part glazed composite door leading into the entrance hall/reception area, with shelved cupboard, window to the front, door to the cloakroom. Natural rustic wood effect flooring, natural wood stairs to the first floor landing. Window to the side with a slate cill, low voltage lighting, RCD unit.

Cloakroom

With a wood topped vanity unit with ceramic basin, low level W.C. window to the front, towel radiator.

Kitchen/Dining Room

18' 6" x 16' 0" (5.64m x 4.88m) Half glazed UPVC door to the rear, a feature wall showing antique pointed brickwork, a mock fireplace with electric wood burner inset, media recess above, windows to the side and rear, wood effect flooring, low voltage lighting with feature pendant lights. A lovely selection of wood grain effect base units and high level cupboards with brush anodized copper door furniture and matching copper anodised sink unit. A quartz stone worktop, built in fridge/freezer, dishwasher, double extractor, built in oven, tiled splashback. Low voltage lighting, door leading to the entrance hall.

Lounge

24' 0" x 12' 0" (7.32m x 3.66m) With French doors leading to a large timber decked raised patio, exposed stone wall to the left hand side, beautiful open fireplace with granite uprights and lintel and wood burner inset on raised slate hearth, window to the front, natural wood effect flooring

Landing

An open landing with window to the side, access to the roof void.

Bathroom

8' 5" x 11' 10" (2.57m x 3.61m) Fitted with a double shower with glass screen and a waterfall main shower head with secondary shower head and body jets. stand alone bath with mixer tap, vanity unit finished in wood with ceramic bowl, low level W.C. mirrored vertical towel radiator, small circular towel radiator, large window to the side, extractor fan. Low voltage lighting.

Bedroom 1

12' 0" x 11' 0" (3.66m x 3.35m) Window to the front with extensive views towards the North coast.

Bedroom 2

10' 0" x 13' 0" (3.05m x 3.96m) Window to the front with extensive views.

Bedroom 3

9' 0" x 7' 10" (2.74m x 2.39m) Window to the side.

Bedroom 4

8' 6" x 8' 3" (2.59m x 2.51m) Window to the front.

Garage

15' 7" x 18' 3" (4.75m x 5.56m) With remote control electric roller door, access to the roof void, window to the side and personal door to the side. Power and light connected.

Annex

20' 3" x 12' 6" (6.17m x 3.81m) Patio doors leading to the annex with decked patio area, window to the front and side, the kitchen area is fitted with a range of light Grey units, low voltage lighting.

Shower Room annex

With a three piece suite comprising low level W.C. vanity unit, shower cubicle with electric shower, extractor, sky light.

Home office

16' 6" x 14' 6" (5.03m x 4.42m) Low voltage lighting, two velux roof lights, French doors with windows either side, power and light.

Outside

Pencarne is approached by a set of ornate wrought iron gates leading through to a large tarmac driveway offering parking for several cars, to the right there is a small paddock. Leading of from the drive to the left hand side is the front lawn bounded by a stone Cornish hedge. The home office is situated to the left side and in front of the house a large timber decked patio with glass panelling. The annex is also situated to the lower right hand corner of the garden. Walking past the annex is a pedestrian gate leading into a parking area with its own galvanised gate providing access for further parking. The parking area extends across to the timber stable block, with water and power supplied. From the stables there is easy access straight into the paddock.