



Kernyk, Carnebone, Laity, Wendron
TR13 0EL



PROPERTY DESCRIPTION

A fantastic and very rare opportunity to purchase a property that offers many potential possible uses. The property is conveniently located on the A394 between Helston and Falmouth and offers ease of access and a wide frontage allowing parking for multiple vehicles. The property itself was originally two cottages, each of which provided two bedrooms and internally there are two staircases that could provide the potential once more to create two homes. The property is currently being used as a four bedroom family home with four reception rooms, however it would be possible to easily divide the current accommodation to provide two bedroom and two reception room accommodation within each potential property.

The property has also a number of different uses prior to it's current family use. The property has previously been a small market garden and nursery, this accounting for the large greenhouse, well screened and protected growing area and polytunnel. There is also a good sized outbuilding where the current owner operated a dog grooming business from for many years. The property also provides a lovely timber cabin set to the rear of the main home plus two static caravans that could provide an income if required. There is also a screened and well protected growing area and a large polytunnel, beyond this area there is a grassed field of approx 1/3 of an acre that has full vehicle access via a gravel driveway. This driveway being wide enough for a motorhome or caravan to be stored if required, this area could have multiple uses dependent on an individual buyers needs and requirements.

This truly is a very rare opportunity and one in our opinion not to be missed. An ideal purchase for a buyer either looking to run a small business (subject to permissions), or a buyer looking to live the good life and become self sufficient.

A viewing is very highly advised.





ROOM DESCRIPTIONS

Entrance Porch

Double glazed oak effect door to the front, double glazed windows to either side, stained glazed timber door through to the reception hallway.

Reception Hallway

3.35m x 3.43m (11' 0" x 11' 3") Double glazed oak effect window to the front with deep sill under, stairs ascending to the first floor, beamed ceiling, radiator, feature exposed granite walling to one side, timber door through to the living room.

Living Room

3.66m x 3.96m (12' 0" x 13' 0") Focal point wood burning stove set on quarry tiled hearth with granite surrounds, recess to either side, beamed ceiling, double glazed oak effect window to the front with deep sill under, radiator, door through to the kitchen/utility.

Second Kitchen/ Utility Room

1.73m x 4.06m (5' 8" x 13' 4") Fitted base unit with stainless steel sink and drainer unit, double glazed window to the rear with deep sill under, space for cooker, space for washing machine, beamed ceiling, door through to the rear hallway.

Dining Room

3.20m x 3.35m (10' 6" x 11' 0") Timber panel door from the reception hallway. double glazed oak effect window to the front with deep sill under, radiator, stairs ascending to the first floor landing, doorway through to the second living room.

Second Living Room

3.76m x 4.95m (12' 4" x 16' 3") A lovely full depth dual aspect room with windows to the front and rear, double glazed oak effect window to the front with deep sill under, focal point fireplace with granite surround and timber lintel over, beamed ceilings, radiator, part glazed door to the main kitchen.

Kitchen

2.84m x 3.30m (9' 4" x 10' 10") Fitted floor and wall units with working surfaces over, inset stainless steel sink and drainer unit, space for Range style cooker, space for fridge freezer, space for dishwasher, window to the rear, door through to the rear hallway.

Rear Hallway

Door from either kitchen area, doors opening through to the rear lean to, doors off to the ground floor bathroom and separate shower room.

Bathroom (Ground Floor)

A modern fitted white suite that comprises a twin grip panel bath with low maintenance surrounds, tap and shower attachment over, vanity wash hand basin, low level w.c, extractor fan, heated chrome towel rail.

Shower Room (Ground Floor)

A modern suite that comprises a shower enclosure with shower over with low maintenance panel walling, vanity wash hand basin with tiled surrounds, low level w.c, extractor fan, chrome heated towel rail.

Bedroom One

3.66m x 3.99m (12' 0" x 13' 1") Panel door from the landing, focal point exposed granite chimney breast with recess to sides, double glazed oak effect window to the front, radiator.

Bedroom Two

2.54m x 3.40m (8' 4" x 11' 2") Panel door from the landing, double glazed oak effect window to the front with deep sill under, radiator

Bedroom Three

3.86m x 4.88m (12' 8" x 16' 0") Panel door from the landing, double glazed oak effect window to the front with window seat under, fitted wardrobes to one wall, radiator.

Bedroom Four

2.56m x 3.15m (8' 5" x 10' 4") Panel door from the landing, double glazed oak effect window to the front with window seat below, radiator.

Rear Lean To Porch

Across the rear of the property there is a single glazed timber lean to that is currently used as a

boot room. This room provides access to the gardens. The lean to ideally needs replacement.

Garage

3.73m x 5.58m (12' 3" x 18' 4") Pedestrian door to the rear, roller garage door to the front, window to the side, power and light, plumbing for a washing machine.

Cabin

3.57m x 5.64m (11' 9" x 18' 6") A lovely timber cabin that is situated to the rear of the main home and enjoy a good level of privacy. The cabin benefits from a full width verandah to the front, this providing an outside seating area. The cabin has two windows to the front and further windows to either side, it also has power and light and an internet connection. There is also to one side a fitted working surfaces with inset sink, this sink currently having a cold water supply fitted.

Greenhouse

5.38m x 11.26m (17' 8" x 36' 11") A commercial grade greenhouse that has been used previously for the growing of fruit by the current owners. Doors to both the front and rear, power connected.

Static Caravans

The property benefits from two static caravans, the two caravans are located in private locations away from each other, this securing privacy for each caravan. The caravans have LPG central heating.

Land

In total the property sits in approximately one acre of grounds. As you approach the property you are greeted by a broad frontage that provides ample parking and turning for even the largest of vehicles. This driveway and entrance provides further access to a gravel driveway that leads around the side of the cottage passing the greenhouse to one side, this gravel drive then passed the timber cabin and the two static caravans before it open to the 1/3 acre field. At one side of this gravel drive there is the well screened and protected growing area as well as the polytunnel. The polytunnel is currently a bare frame, however the owners have purchased a new cover, this will remain with the property for the new owner to fit.

There is also a sizeable outbuilding that is currently subdivided, this is where the current owner operated a dog grooming business from for many years.

Additional Information

Tenure - Freehold.

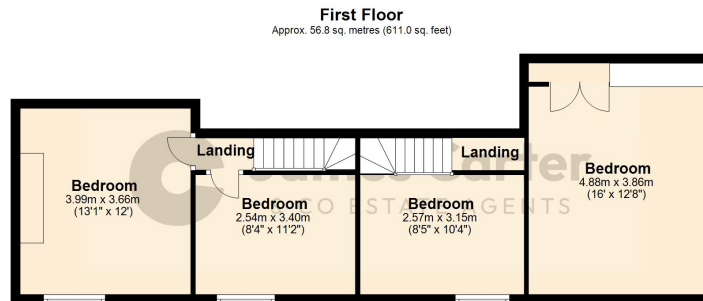
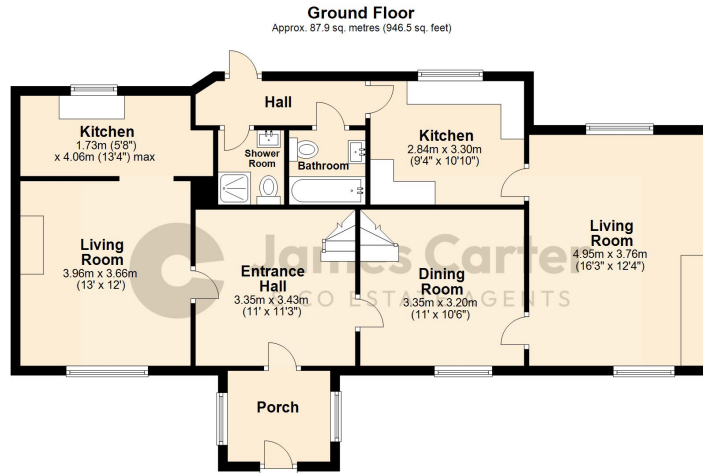
Services - Mains Water and Electricity, Private Drainage.

Council Tax Band D Cornwall Council.



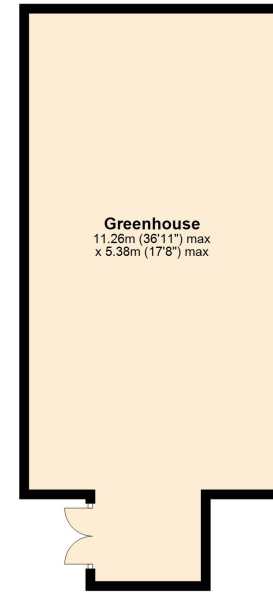
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

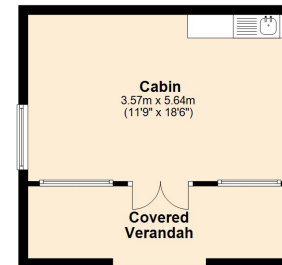


Total area: approx. 237.4 sq. metres (2555.5 sq. feet)

Greenhouse
Approx. 63.3 sq. metres (681.0 sq. feet)



Cabin
Approx. 29.4 sq. metres (317.0 sq. feet)



James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.