



## Carnkie, Redruth

An impressive extended detached bungalow  
Set in fabulous, landscaped gardens  
Well-presented and maintained throughout  
Spacious and versatile accommodation  
UPVC double glazing, oil central heating  
Sitting room, kitchen/dining room, study  
Three/four bedrooms, shower room/wc  
Potential for an ancillary annexe  
Large garage and plenty of parking  
Various timber workshops and sheds included

Guide £450,000 Freehold

ENERGY EFFICIENCY RATING  
BAND D

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REF: SK7401



A wonderful opportunity to own this superb, spacious three/four bedroom detached bungalow which sits on a large plot, surrounded by fabulous, landscaped gardens and set in the heart of Carnkie village, surrounded by miles of Cornish countryside.

The bungalow was built in the 1980's and extended in later years to provide versatile accommodation with potential for an ancillary annexe, making this ideal for a growing family or a couple looking to embrace a rural lifestyle with privacy.

The bungalow is packed with features to delight any prospective buyers including oil fire central heating by radiators, UPVC double glazed windows and doors, cavity wall insulation, venetian blinds, super fast fibre broadband connection and a low maintenance exterior which allows you more free time to enjoy the beautiful gardens and your leisure pursuits.

Well planned accommodation includes an open porch, long reception hall with access to all principal rooms, a sitting room, kitchen/dining room, a door to the garage, shower room/wc, and three bedrooms. A doorway from the inner hallway leads to a potential annexe with a study/office, utility/cloakroom (formally a shower room), a kitchen and another double bedroom making four in total.

Outside to the front you will find plenty of parking ideal for a multi vehicle family and space for a motorhome/camper or boat. There is a large integral garage/workshop also.

The beautiful gardens are a joy to behold being well stocked and planted by our green fingered clients, shaped lawns, various seating areas, pergolas bedecked with wisteria, a raised rear patio, garden sheds and two workshops.

Carnkie is a delightful and typical Cornish village set within the area the world mining heritage site and its location provides some delightful country walks along the flat lode, safe peaceful off road horse riding/bike riding/dog walking and is well positioned for access to shopping facilities at Pool, the surrounding towns of Camborne, Redruth, the branch line railway station connecting Penzance to Paddington and all points North, the A30 trunk road and all the glorious beaches of the North Coast. On a clear day you can see both the North and South Coasts of Cornwall from the summit of Carn Brea.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not call to arrange a personal viewing today!



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



*THE ACCOMMODATION COMPRISES:*

A recessed open porch with slate tiled surface, frosted UPVC double glazed front door and matching side panel leading to:

*RECEPTION HALL*

Giving access to all principal rooms and with hard wearing wood finished flooring, double radiator with shelf over, dado rail, ceiling spotlights.



*PANELLED INTERNAL DOOR TO:*

*KITCHEN/DINING ROOM 5.23m (17'2") x 3.05m (10'0") Measured into recess*

Equipped with a range of matching wall and base units in high gloss white, wrap around roll top work surfaces, matching splash backs and ceramic tiling over, composite one and half bowl single drainer sink unit with chrome easy on swan mixer tap, five ring stainless steel gas hob, matching cooker hood, back plate, Hotpoint electric double oven, plumbing for dishwasher, cove cornicing, three ceiling lights, space for a tallboy American style fridge freezer, floor to ceiling cupboards with shelving on one side and lagged copper cylinder immersion to the other, vinyl flooring, space for dining table and chairs and over table drop light, broad UPVC double glazed window with venetian blind enjoying a pleasant outlook over the front driveway and garden, a personal door to the garage.



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*BEDROOM ONE 5.21m (17'1") x 3.56m (11'8")* A generous main bedroom with broad UPVC double glazed window and venetian blinds enjoying a pleasant outlook over the rear patio garden, double radiator, cove cornicing, fitted carpet, central ceiling light, panelled internal door.



*SHOWER ROOM 2.44m (8'0") x 2.08m (6'10")*

Well appointed with white suite comprising of a large fully tiled shower cubicle, triton thermostatically controlled electric shower with curved screening, extractor fan over, low flush wc, pedestal hand wash basin with chrome easy on mixer taps and tiled splashback, fitted mirror, wall mounted bathroom cupboard, radiator, vinyl flooring, towel rail, frosted double glazed window, painted and frosted internal door.



*BEDROOM TWO 4.52m x 2.44m (14'10" x 8'0") Plus door recess of 1.40m (4'7") x 1.14m (3'9")*

A long and bright dual aspect bedroom with two double glazed windows both with venetian blinds enjoying a pleasant outlook over the front garden and driveway, double glazed window to side, fabulous views over the gardens, central ceiling light, radiator, fitted carpet, telephone point, painted and frosted internal door.



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*BEDROOM THREE 3.20m (10'6") x 3.05m (10'0") Measured to walls*

Double glazed window enjoying a pleasant outlook over the rear patio garden, radiator, vertical blind, fitted carpet, painted and glazed internal door.



*SITTING ROOM 4.09m (13'5") x 3.17m (10'5")*

Delightful reception room having double opening, double glazed french doors, with blinds enjoying a lovely outlook, and giving access to the fabulous gardens, tv aerial point, small double glazed window and venetian blinds, double radiator, telephone point, painted and frosted internal door.



*THE FOLLOWING ACCOMMODATION CAN BECOME A SELF CONTAINED ANNEXE*

Originally built for this purpose but can easily be used as part of the main bungalow.

*DOORWAY FROM HALL LEADING INTO:*

*STUDY/OFFICE 3.20m (10'6") x 1.93m (6'4")* With double glazed window, vertical blinds overlooking the rear patio garden, telephone point, radiator, fitted carpet, doorway to:



### *REAR LOBBY*

With access to insulated loft space, vinyl flooring, door to:

### *CLOAKROOM/UTILITY 2.13m (7'0") x 1.93m (6'4")*

With fitted wall and base units in white, china hand wash basin on a vanity unit with chrome mixer tap, tiled splash back, low flush wc, plumbing for washing machine and space for a vented tumble dryer, vinyl flooring, frosted double glazed window with venetian blind. This cloakroom/utility could become another bathroom or shower room to serve the main bungalow or an annexe if required.



*PAINTED AND GLAZED DOOR FROM THE REAR LOBBY TO:*

### *UTILITY/KITCHEN 3.05m (10'0") x 3.00m (9'10")*

A bright versatile room having a dual aspect with large double glazed sliding patio door and fixed side panel overlooking and giving access to the fabulous gardens, double glazed window with vertical blind on the return side overlooking another part of the gardens, a range of beech effect base units with roll top work surfaces with ceramic tiling over, single drainer stainless steel sink with easy on swan neck mixer tap, high level glass fronted display cabinets, fitted book and display shelving, tall storage cupboard with shelving baskets, double radiator, vinyl flooring two ceiling lights, glazed door to:



### *BEDROOM FOUR 3.05m (10'0") x 3.05m (10'0")*

Another bright bedroom with broad UPVC double glazed window with venetian blinds having a pleasant outlook over the rear patio garden, radiator, fitted carpet.



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## OUTSIDE

The bungalow sits on a large wide plot and has a painted an capped low wall boundary, the driveway is entered between two pillars into a large tarmacadam parking area which can accommodate a number of vehicles and as you will see by our photographs to the right hand side there is an ideal space for a boat or trailer and double opening timber gates which lead to the rear garden to the timber workshops, both with lighting and power. To the left hand side of the driveway there is an area which can accommodate a motor home.

### *INTERGRAL GARAGE 6.78m (22'3") x 4.32m (14'2")*

A generous garage with up and over door, light and power, double glazed window overlooking the garden, frosted double glazed door to the side, Worcester oil central heating boiler, double base unit with stainless steel sink, rafter storage fitted work surface and cupboards over and personal door to the house.

## GARDENS

The bungalow has the most beautiful, landscaped gardens which have been created over many years by our green fingered clients with much imagination and thought. They offer total privacy and allowing you to relax and entertain your family and friends. Designed to give you plenty of sunny spaces along with dapple shade and offering shaped lawns, well stocked flower beds sporting a wide variety of shrubs and trees, a central water feature, a wide paved sun terrace runs alongside the property and has a timber pergola bedecked with wisteria which gives you a lovely vista over the gardens. From here the paved pathway bisects two areas of lawn and the far side you have a gravelled Japanese style seating area, a potting area and wisteria covered timber garden shed, a greenhouse and further seating area. In the corner a withy tunnel, cladding wisteria leads round past a timber garden shed and you will find a secret garden with lawn, well stocked rockeries with plants and shrubs, bedecked timber patio which has continuation of the timber pergola and wisteria over and continued paved patio with steps leading to one of two gated accesses leading into a raised paved garden, a peaceful place to top up your tan with Cornish stone hedge borders, gravelled areas, palm trees, an oil tank (for the central heating) and a pathway which leads across the rear of the property to a side gate and the two timber workshops on the far side.



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#### *AGENTS NOTE*

It is impossible to describe such a fabulous garden in print, only a personal viewing will give you the chance to fully appreciate how much privacy and seclusion it offers.

*COUNCIL TAX* BAND D

*SERVICES* Mains drainage, water and electricity. LPG bottled gas for the hob unit, and high fibre broadband.

#### *MONEY LAUNDERING*

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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