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**Crembling Well**  
Barncoose, Redruth

# Crembling Well

## Redruth

Portreath (north coast) 3.8 miles | Redruth 1.5 miles | Camborne 3.3 miles | Truro city 13 miles | Falmouth (south coast) 11.5 miles | Newquay Airport 26 miles | Plymouth 78 miles | Exeter M5 98 miles (Distances are approximate)

A fabulous contemporary four-bedroom house with an immaculate range of spacious accommodation to include principal bedroom with en-suite luxury bathroom and a dressing room. The property also benefits from gas under floor heating and uPVC double glazing.

Entrance hallway | Living room | Dining room | Kitchen | Office | Balcony | Cloakroom Utility | Four bedrooms, principal with walk-in wardrobe and en-suite bathroom | Family bathroom | Utility Gym | WC | Garage, gardens and driveway parking

**Guide Price £575,000**

**Freehold**



## Property Introduction

On the first floor there are four double bedrooms, (the principal having a dressing room and a lovely en-suite bathroom) in addition to a family bathroom. On the second floor there is a large sitting room, a dining room, a beautifully fitted kitchen, study and a cloakroom.

On the ground floor there is a fitted utility room, gym with WC and access to the double garage.

Externally the property has the advantage of some valley views to the front and an integral double garage. To the side there is access to the rear where there is additional off-road parking. The gardens are private and enclosed and there is also further driveway parking to the front leading to the double garage.

## Location

Situated within a short walk is a late-night convenience store and the major town of Redruth is within one mile. Here there are a range of national and local shopping outlets, banks, a Post Office and a mainline Railway Station with direct access to London and the north of England.

Major out of town outlets will be found at Pool and the A30 can be accessed within a mile.

The county town of Truro will be found within ten miles, Portreath on the north coast is within five miles and the university town of Falmouth on the south coast is within twelve miles.

## ACCOMMODATION COMPRISES

Stained wood effect uPVC obscured double glazed entrance door to the rear of the property leading into the third-floor hall/landing.

## ENTRANCE

uPVC double glazed window to the rear aspect. Engineered wood flooring. Under floor heating. Timber balustrade. Recessed down

lighters. Ceiling light point. Smoke alarm. Wall mounted heating thermostat. Telephone point. Extractor. Coving. Staircase descending to the first-floor landing with timber. Doors to kitchen, lounge and cloakroom.

## HALLWAY

uPVC double glazed window to the rear aspect. Engineered wood flooring. Under floor heating. Timber balustrade. Recessed down lighters. Ceiling light point. Smoke alarm. Wall mounted heating thermostat. Telephone point. Extractor. Coving. Staircase descending to the first-floor landing with timber. Doors to kitchen, lounge and cloakroom.

## CLOAKROOM

Modern white suite comprising low level close coupled WC, wash hand basin with a contemporary chrome style mixer tap over set on a vanity style unit with double door storage cupboard below. Splash back with mirror over. Engineered wood flooring with under floor heating. Chrome towel rail. Ceiling light point. Coving. Extractor. Loft access.

## LIVING ROOM 20' 4" x 11' 10" (6.19m x 3.60m)

An amazing living room with large picture windows to the front with pleasant valley views. Solid wood floor with under floor heating. Double glazed gable window to the side. Double glazed door to balcony. Multi-paned doors to:-

## OFFICE 12' 0" x 8' 8" (3.65m x 2.64m)

Double glazed gable window to side. Solid wood flooring with under floor heating.

## DINING ROOM 13' 6" x 11' 9" (4.11m x 3.58m)

A fabulous dining room with large double glazed sliding patio doors opening to a balcony area with views across the valley. Solid wood flooring, under floor heating. Inset and wall lighting, glazed doors to lounge and large opening into the kitchen.

## BALCONY 19' 10" x 7' 0" (6.04m x 2.13m) maximum measurements

A large balcony with stainless steel balustrade and plate glass safety panels. Beautiful far reaching countryside views. Tiled flooring. Outside lights. Outside power point.

## KITCHEN 13' 7" x 12' 0" (4.14m x 3.65m)

A stunning kitchen fitted with an excellent range of hardwood base, wall and drawer units incorporating glass fronted display cabinets in walnut with solid granite work surfaces and upstands over incorporating a stainless steel 'Belfast' sink and drainer. Built-in dishwasher, space for American style fridge/freezer, built-in gas five ring hob with extractor hood over and storage drawers beneath and built in double oven. Double glazed window to rear.

## FIRST FLOOR LANDING

Timber balustrade. Recessed down lighters. Coving. Smoke alarm. Under floor heating. Wall mounted heating thermostat. Two built-in



double door storage cupboards. Doors to all rooms. Staircase descending to the ground floor.

**PRINCIPAL BEDROOM 20' 6" x 10' 0" (6.24m x 3.05m) plus door recess**

A principal bedroom with double glazed French doors to the front with balcony. Double glazed window to side. Door to:-

**DRESSING ROOM 7' 0" x 6' 7" (2.13m x 2.01m)**

Large walk-in wardrobe area with double glazed window to side. Under floor heating. Inset ceiling spotlights.

**EN-SUITE BATHROOM**

Luxury, high specification en-suite fitted with a free-standing roll top bath, close coupled WC and wash hand basin with built-in vanity cupboards and wall mounted mirror with lighting above and double walk-in shower cubicle with thermostatic rain head shower (and additional hand-held attachment). Chrome heated towel rail. Obscure double-glazed window to side. Extractor fan. Under floor heating.

**BEDROOM TWO 12' 3" x 11' 5" (3.73m x 3.48m) plus door recess**

Excellent second double bedroom with double glazed window to the side. Built-in double wardrobe with hanging and storage space. Door to build in cupboard with shelved storage space. Under floor heating.

**BEDROOM THREE 11' 9" x 10' 9" (3.58m x 3.27m) plus door recess**

Double bedroom with dual aspect double glazed windows to the side and front. Two built-in wardrobes with hanging and storage space. Under floor heating.

**BEDROOM FOUR 11' 7" x 10' 5" (3.53m x 3.17m)**

Double bedroom with double glazed window to the front. Under floor heating. Ample wardrobe and cabinet space.

**FAMILY BATHROOM**

Fitted with a contemporary white suite comprising panelled bath with thermostatic shower, close coupled WC. and wash hand basin with built-in vanity cupboards with fitted mirror incorporating shaver point.

Chrome ladder heated towel rail. Under floor heating. Extractor fan. Mostly tiled surrounds.

**GROUND FLOOR HALLWAY**

Ceiling light point. Under floor heating. Wall mounted heating thermostat. Cloak hooks. Turning staircase ascending to the first-floor landing with under stairs storage cupboard. Timber glazed door through to potential annexe/flat/gym/office/playroom.

**GYM 10' 9" x 9' 7" (3.27m x 2.92m)**

Inset ceiling spotlights. Under floor heating. Door to WC. Smoke alarm. Courtesy door to garage. Glazed door to:-

**DOWNSTAIRS CLOAKROOM**

Modern white suite comprises, low level close coupled WC and wash hand basin with chrome style mixer tap over set on a vanity style unit with storage cupboard below. Mirror. Ceiling light point. Built-in cupboard which could provide space for a shower.

**UTILITY ROOM 12' 10" x 7' 5" (3.91m x 2.26m)**

uPVC double glazed window to the front aspect. UPVC double glazed door to the front aspect leading to the driveway. A range of modern high gloss wall mounted units and matching base units with wood effect laminate work surfaces over and matching splash back. Additional high gloss base unit with wood effect laminate work surface over and inset stainless steel sink and drainer with chrome style mixer tap over. Matching wood effect laminate splash back. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Wall mounted Worcester gas boiler. Hot water cylinder. Heating and hot water timer controls. Tiled floor. Ceiling light point. Electric trip switches.

**INTEGRAL GARAGE 21' 2" x 18' 2" (6.45m x 5.53m)**

A large double garage with roller door. Power and lighting. Under floor heating. A range of built-in units.

**OUTSIDE FRONT**

To the front of the property there is a tarmac driveway which leads to the garage then along the right-hand side of the property to the rear. Parking for approximately seven cars. Slab patio leads to the utility room. Outside lights. Rendered block walling. Timber sleeper style boundary walling/fencing. Stone chipped borders. Lawn with small bushes, plants and tree.

**REAR GARDEN**

To the rear of the property there is an enclosed garden which is mainly laid as lawn with a large slab patio. Slab steps lead up to the entrance door. Small trees and bushes. Timber fence boundaries. Stone chipped borders. Outside light. Timber garden shed. Timber pedestrian access gate leads to the driveway and side of the property.

**AGENT'S NOTES**

The Council Tax Band for this property is Band 'E'. On the front of the house roof there are owned solar panels for electricity (Photovoltaic conversion of light into electricity). **SERVICES**

Services connected are mains water, mains drainage, mains electric and mains gas.



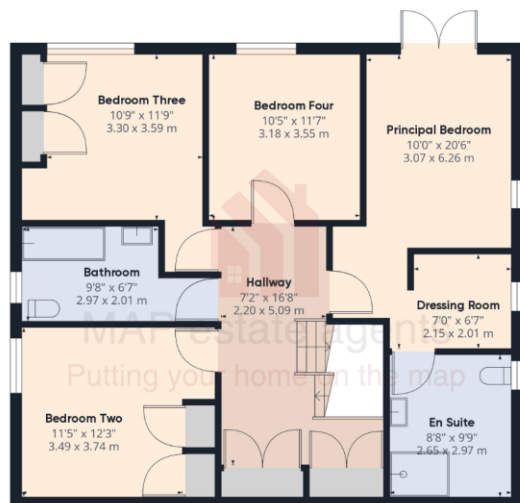


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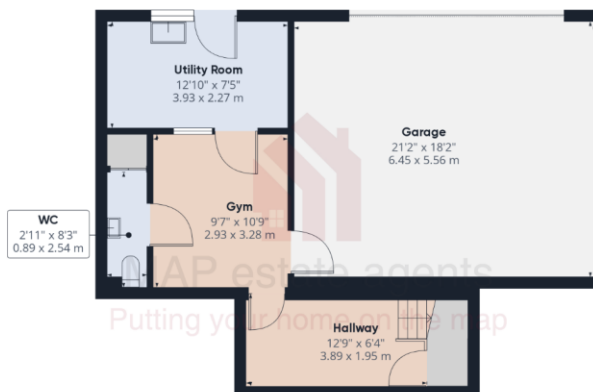
### Top reasons to view this home

- Impressive, substantial and immaculate property
- Stunning lounge and separate dining room
- Quality fitted kitchen, separate utility room
- Beautiful far reaching views
- Double garage, gardens and ample parking
- Four double bedrooms plus office/study
- Potential to create granny annexe/flat
- Luxurious en-suite, bathroom and two cloakrooms
- Under floor gas heating and uPVC double glazing
- Offered for sale with no onward chain

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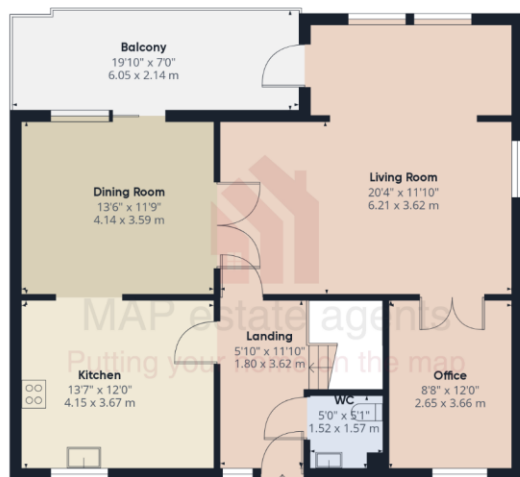


Floor -1

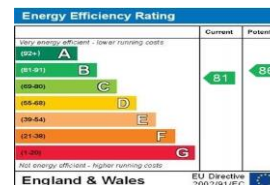


Floor -2

Approximate total area<sup>1)</sup>  
2615.75 ft<sup>2</sup>  
243.01 m<sup>2</sup>



Ground Floor



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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