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BILL BANNISTER

Sales & Lettings



Treetops South Drive

Tehidy, Camborne, TR14 0EZ

£795,000



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Offered with no onward chain, we are delighted to bring to market this fabulous, standalone modern four bedroomed executive detached home situated along a private driveway in a well favoured area of the county and providing impressive and sizeable family living areas. Set within the largest area of woodland in West Cornwall and offering access to Tehidy Country Park and Golf Course, the property is also within proximity to many North Cornwall coastal towns as well as other surrounding attractions. On entry at the front, the large and impressive hallway exudes space, comfort, and modern elegance from the moment you step inside. Offering clear sightlines to the main living areas, the hallway offers plenty of room for a console table, artwork, or even a cosy seating nook. You will also find the convenience of a downstairs WC off the hallway. The large triple aspect lounge/living room leads into a five faceted conservatory which in turn gives access to the rear garden. Returning to the hallway, you will find access via French doors to the large and perhaps, if needs be, formal, double aspect dining room. The dining room offers direct door access to the kitchen which can also be accessed from the hallway. The fitted kitchen offers plenty of space for food preparation as well as socialising and links directly to what the new owner may wish to re-purpose to a utility room. Stairs lead to a spacious landing from where all four bedrooms can be accessed. The master bedroom offers southerly views over open fields with a walk-in dressing room in turn leading to the en suite shower room. The second and third bedrooms both benefit from built-in wardrobes whilst the fourth bedroom connects to the master bedroom if so required and benefits from the view over open fields. All secondary bedrooms are complemented by a large family bathroom that has both a corner bath and a quadrant shower. Externally, on turning in off the private shared driveway, the property offers parking for multiple vehicles. The front garden is south facing and offers a laid to lawn area, split by a pathway to the portico style front entrance, the remaining gravel-based garden encircles the house, creating a continuous, low maintenance outdoor space that flows around every side of the property. Furthermore, there are four raised planting areas to the rear. A detached double garage with electric roller doors, lighting and power is complemented by a wooden summerhouse come hobby room. This substantial and eye-catching four bedroom executive detached home must be seen to be fully appreciated. In terms of location, a short drive or fifteen minute walk will get you to Tehidy Woods at the café side which offers many walks within the woods. Similar journey times give access to Tehidy Park Golf Club. Further afield, the coastal village of Portreath, with its beach and access to the South West Coastal Path, is less than three miles distant. The town of Camborne can be reached in less than ten minutes by car whilst Redruth is around fifteen minutes away, both towns offering a variety of amenities as well as mainline railway connections and other local transport services

Upvc front door with a decorative obscure double glazed panel and two decorative obscure double glazed side panels opens to:

LARGE ENTRANCE HALL 11'3" x 18'2" (3.44m x 5.54m)

Radiator, mains smoke alarm and a carbon monoxide alarm. Understairs storage cupboard.

CLOAKROOM 7'4" x 7'1" (2.25m x 2.18m)

Low level wc, wash hand basin with a tiled splash back, wall mounted towel radiator and a upvc obscure double glazed window to the rear aspect.

LOUNGE 12'9" x 25'8" (3.90m x 7.83m)

French doors lead into this triple aspect room with a radiator below a upvc double glazed window overlooking the front garden and aspect. Upvc double glazed window overlooking the side garden and aspect. Electric fire mounted on a decorative stone fireplace. Further upvc double glazed window overlooking the side garden and aspect with a radiator below. French doors to:

CONSERVATORY 10'11" x 10'9" (3.35m x 3.29m)

A five sided upvc double glazed conservatory with decorative high level windows and patio doors leading out to the rear garden.

DINING ROOM 12'11" x 14'4" (3.95m x 4.37m)

French doors from the hallway with a radiator below a upvc double glazed window overlooking the front garden and aspect. Upvc double glazed window overlooking the side aspect. Access to:

KITCHEN 16'7" x 11'5" max (5.07m x 3.50m max)

Fitted with a range of eye level and base level storage cupboards and drawers, roll edge work surfaces and tiled splash backs. Radiator and a upvc double glazed window overlooking the rear garden and aspect with a stainless steel one and a half bowl sink and drainer below. Integrated Beko electric hob with an extractor hood above plus a integrated Beko oven and grill below. Built-in Zanussi dishwasher. Door to:

UTILITY ROOM 6'8" x 5'5" (2.05m x 1.66m)

Plumbing for a washing machine.

FIRST FLOOR

LANDING
Loft access hatch and a mains smoke alarm. Door opens to a full height storage cupboard with slatted shelved storage. Upvc double glazed window overlooking the rear aspect and garden.

MASTER BEDROOM 13'1" x 14'4" (4.00m x 4.39m)

Upvc double glazed window overlooking the front garden and aspect with views in a southerly direction over open land beyond. Overbed wardrobe and storage. Radiator and connecting door to bedroom 4. Door to:

DRESSING ROOM 9'0" x 5'1" (2.76m x 1.56m)

Built-in wardrobe with slatted shelved storage.

EN-SUITE

9'3" x 5'9" (2.84m x 1.76m)

Low level wc and a wash hand basin with a tiled splash back and a mirror above. Walk-in shower with a thermostatic shower and a glass shower screen. Wall mounted towel rail and a upvc obscure double glazed window to the rear aspect. Primarily tiled with an extractor fan.

BEDROOM 2

12'6" x 13'2" (3.83m x 4.02m)

Upvc double glazed window overlooking the front garden and aspect with views in a southerly direction over open fields. Radiator and a built-in double wardrobe with hanging space and shelved storage.

BEDROOM 3

12'9" x 12'3" (3.90m x 3.75m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator below. Obscure upvc double glazed window to the side aspect. Built-in double wardrobe with hanging space and shelved storage.

BEDROOM 4

11'1" x 8'11" (3.39m x 2.72m)

Upvc double glazed window overlooking the front garden and aspect over open land with southerly views. Radiator and a connecting door to the master bedroom.

FAMILY BATHROOM

7'0" x 10'9" (2.14m x 3.28m)

Primarily tiled with a low level wc having a built-in cistern. Wash hand basin with a tiled splash back and mirrored medicine cabinet above, wall mounted light and shaver point. Corner bath with wall mounted taps. Corner shower cubicle with a thermostatic shower. Upvc obscure double glazed window behind a deep sill to the rear aspect. Wall mounted towel radiator and an extractor fan.

OUTSIDE

The front of the property initially has a tall hedged front border and a gravel driveway provides parking for multiple vehicles. The driveway leads to a DOUBLE GARAGE with an electric door, lighting, power, a loft access hatch and a upvc double glazed window overlooking the rear garden and aspect

plus a side upvc door with an obscure double glazed panel. The garage has plumbing for the washing machine and a Grant oil fired boiler. The front garden has a laid to lawn section and a pathway leads to the front door portico with two columns and a covered walkway at the entrance to the front door. The pathway leads to the side of the property and is primarily gravelled all the way around with the exception of a small area of raised sleeper areas. There is a SUMMERHOUSE/HOBBIES ROOM with no power or lighting. The main property has an outside tap and an outside light above the doorway from the utility room. There is also an external light on the rear of the garage.

DIRECTIONS

From our office in Redruth take the main road towards Camborne, passing Morrisons on the right hand side and down to the double mini roundabout at Pool. Turn right here, passing Pool School on the right, continue under the A30 and straight on at the next mini roundabout into Mount Whistle Road. Turn right at the triangle into South Drive towards Tehidy Country Park and proceed for approximately a third of a mile. Turn left at the private lane signed Parklands and proceed until a gate comes into view and the property can be found on the right. The property name can be found on the house wall adjacent to the front door.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: F.

SERVICES

Private drainage (septic tank), mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 7 Mbps, Superfast 80 Mbps Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Good outdoor, Three Good outdoor & variable indoor, O2 Good outdoor, Vodafone Good outdoor (sourced from Ofcom).



Road Map



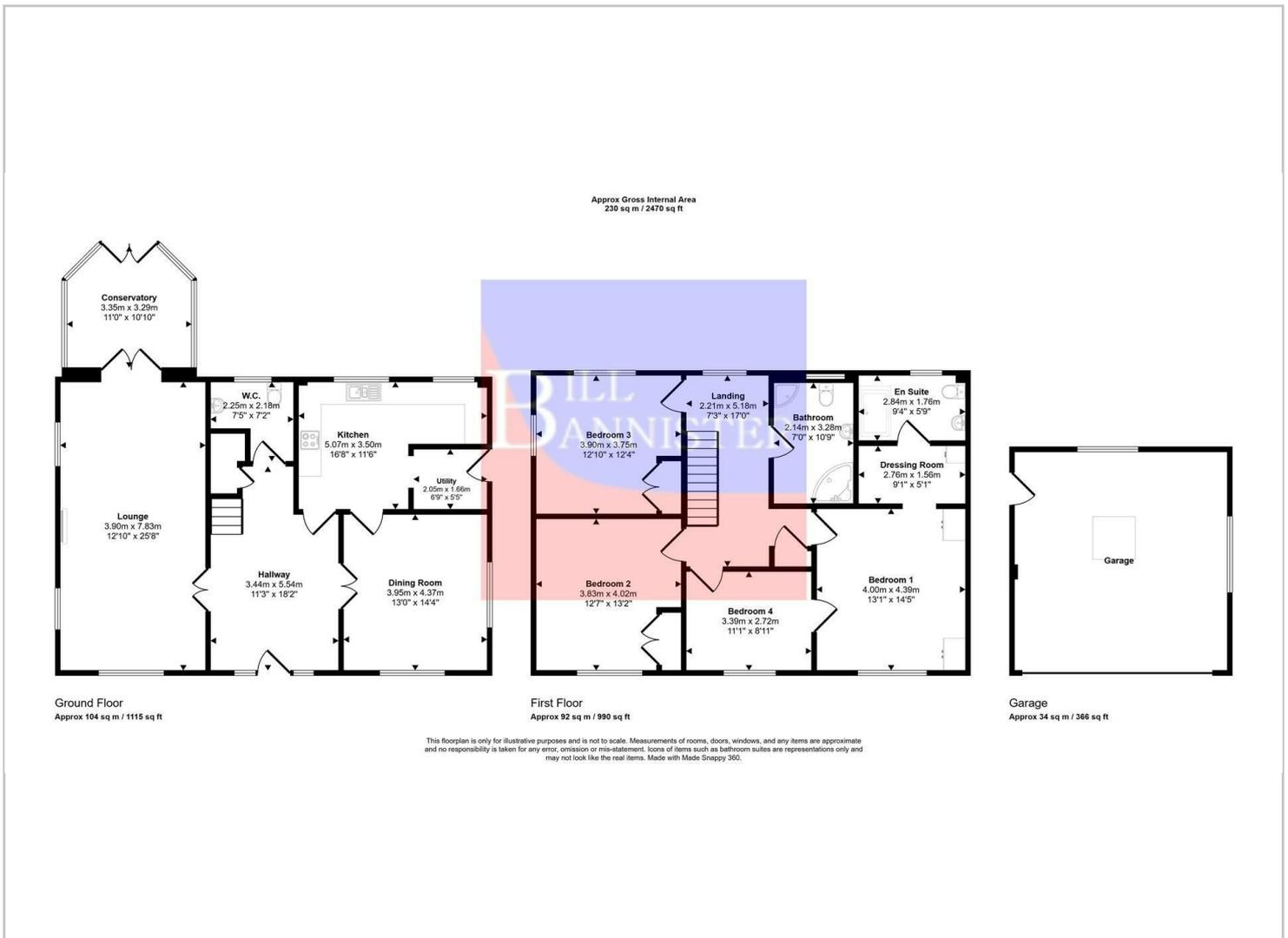
Hybrid Map



Terrain Map



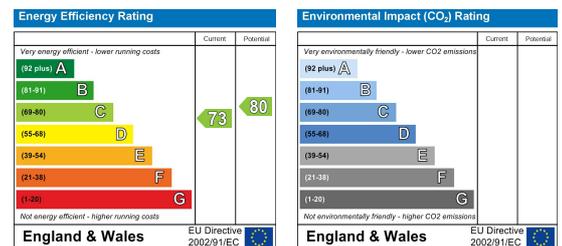
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.