

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

# BILL BANNISTER

Sales & Lettings



## Tarrys Croft Mitchell

Troon, Camborne, TR14 9JH

**£650,000**

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Looking for a large and unique single storey property with land, you may have just found it. Set at the head of approximately seven acres, it is a pleasure to bring to market this eye catching single storey home, self-built by the current vendors in 2017. Thoughtfully designed and offering extremely versatile and functional accommodation, it provides impressive and sizeable family living areas in an L-shaped design with a flat roof, the property is sited slightly elevated at the head of the expansive land, blending rural living in modern comfort with peace and privacy. The elevation gives a wide and open view of the land below coupled with stunning far reaching views across towards the north coast of Cornwall. This expansive property has a warm and inviting presence as you enter the central front door into a hallway which offers access to the kitchen/diner, a useful WC, and a study/hobbies room that could be re-purposed as a further bedroom. This leads onto the magnificent lounge/living room which offers fabulous far reaching views over the accompanying acreage and beyond, through the floor to ceiling bi-fold doors which in turn open out onto the generous patio area. The expansive modern kitchen/diner sits centrally within the property and provides a sleek and functional space for both cooking and socialising. Access can be gained to the converted double garage which offers a double bedroom with en-suite. This part of the property also has its own entrance door if required. A rear corridor from the lounge leads to the master bedroom with en-suite as well as a further double bedroom. Thereafter, you will find a further self-contained living area which comprises of sitting room, shower room and double bedroom which can be accessed directly from the front driveway. Internally designed with modern family life in mind, this home offers an exceptionally flexible layout ideal for multi-generational living. Generous room sizes offer space where everyone can live together comfortably while still enjoying independence and privacy. Externally, there is ample room, be it to either use existing structures or explore future development (subject to permissions), the property offering flexibility for a wide range of lifestyles. In terms of location, just over one mile south is the village of Troon which offers every day facilities including a convenience store with post office, a pharmacy and primary school.

The town of Camborne is within three miles where a wide range of amenities can be found including major supermarkets, chain stores and independent retailers. There is a mainline railway station which connects to London Paddington as well as bus services. The A30 trunk road is around twelve minutes by car. Further afield, Tehidy Country Park, the largest area of woodland in west Cornwall, is around twenty minutes by car as is Tehidy Park Golf Club. In the same area, you will find the coastal village of Portreath, with its beach and access to the south west Coastal Path. Furthermore, several other north and south coast Cornish villages and towns and other attractions are also conveniently accessible.

Upvc front door with four obscure double glazed panels and an obscure double glazed side panel leads to:

## ENTRANCE HALLWAY

Upvc double glazed window with a high level upvc window above overlooking the driveway and front aspect. Mains smoke alarm. Door with a high level decorative glazed panel above leads to:

## WC

Low level wc and a wash hand basin with a decorative tiled splash back. Xpelair extractor fan

## STUDY/HOBBIES ROOM

9'1" x 12'4" (2.77m x 3.76m)

Upvc double glazed window overlooking the rear patio and accompanying land with far reaching views in a north easterly direction. Radiator and a door with a glazed central panel opens to:

## KITCHEN/DINER

19'5" x 16'11" (5.92m x 5.16m)

Upvc double glazed bi-fold doors overlooking the front driveway and aspect with high level double glazed panels above. Upvc double glazed window with high level double glazed panel above overlooking the front driveway and aspect with a boxed-in radiator below. Range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Ceramic one and a half bowl sink and drainer plus a Kenwood built-in dishwasher. Upvc double glazed window with far reaching views overlooking the rear patio. Space for a Range style cooker with an extractor hood above and tiled splash back. Integrated AEG fridge/freezer. Island unit with a roll edge worktop, storage drawers and a breakfast bar.

Upvc door from the driveway opens into:

## CONVERTED GARAGE

## BEDROOM

13'6" x 9'5" (4.12m x 2.89m)

Upvc double glazed window overlooking the patio with far reaching views over the rear garden and land beyond. Wall mounted ATC Varena electric radiator. Door to:

## EN-SUITE

4'11" x 9'6" (1.51m x 2.90m)

Low level wc and a wash hand basin with a mirrored medicine cabinet above in a vanity unit. Walk-in double shower enclosure with a sliding glass door and a Mira Decor thermostatic shower. Wall mounted towel radiator. Aqua board walls.

## UTILITY ROOM

19'8" x 8'0" (6.00m x 2.45m)

Straight edge solid timber worktops with shelves above. Belfast sink, space and plumbing for a washing machine and an Xpelair extractor fan. Upvc door with clear double glazed panels leads to the rear patio.

## LOUNGE/LIVING ROOM

26'8" x 18'11" (8.15m x 5.77m)

Full width upvc bi-fold doors overlooking the rear patio with far reaching views over the land beyond. Multi fuel burner and a boxed-in radiator. Door with a clear glazed panel leads to:

## REAR CORRIDOR

With low level lighting. Doors with full length clear glazed panels open into a shelved storage cupboard. Two sealed upvc double glazed windows to the side aspect. Door leading to a second door leading to the annexe area.

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## BEDROOM 2

10'3" x 13'1" (3.13m x 4.01m)

Upvc double glazed window overlooking the front driveway and aspect. Radiator and a built-in wardrobe with hanging space and shelved storage. A second built-in wardrobe with hanging space and shelved storage.

## MASTER BEDROOM

10'3" x 16'2" (3.13m x 4.94m)

Upvc double glazed window overlooking the driveway and front aspect. Boxed-in radiator and a door to:

## EN-SUITE

7'11" x 7'5" (2.42m x 2.28m)

Low level wc, wash hand basin with a tiled splash back and a wall mounted towel radiator with a wall mounted mirrored medicine cabinet above. Upvc double glazed window to the front aspect. Double shower cubicle with a Triton Cara electric shower.

## ANNEXE

Door opens to:

## SITTING ROOM

8'11" x 11'1" (2.72m x 3.40m)

Upvc double glazed window overlooking the front driveway and aspect. Boxed-in radiator.

## EN-SUITE

8'7" x 5'9" (2.64m x 1.76m)

Low level wc with built-in cistern and a wash hand basin built into a vanity unit with mirrored wall mounted cupboard above. Second sink with a mirrored medicine cabinet above and a decorative tiled splash back. Bath with a glass shower screen and a thermostatic shower with wall mounted taps and a tiled splash back. Wall mounted towel radiator and a Newlec extractor.

## BEDROOM

13'3" x 10'7" (4.04m x 3.23m)

Boxed-in radiator below a upvc double glazed window overlooking the driveway. Three built-in storage cupboards. Upvc door to the driveway.

## OUTSIDE

A field gate opens to a primarily gravelled driveway providing parking for multiple vehicles. A patio style side pathway with borders of mature shrubs and bushes leads to the front door. There is also a side gravelled driveway which leads to some rear parking. The rear of the property can be accessed via the utility room door which leads out to a paved patio area with a wooden arch feature and an exterior light. A low level wall borders the patio area from the rear garden. There is a static caravan, two containers, a shed currently used as an aviary and an allotment area.

## DIRECTIONS

From our office in Redruth take the main road towards Helston and proceed through the village of Four Lanes. Continue on towards Helston and fork right signed posted Beacon and Troon. Proceed along and take the second turning right where the property will be found a few hundred yards down on the right hand side.

## AGENTS NOTE

TENURE: Freehold

COUNCIL TAX BAND: D.

## SERVICES

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

Broadband highest available download speeds - Standard 4 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

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





Road Map



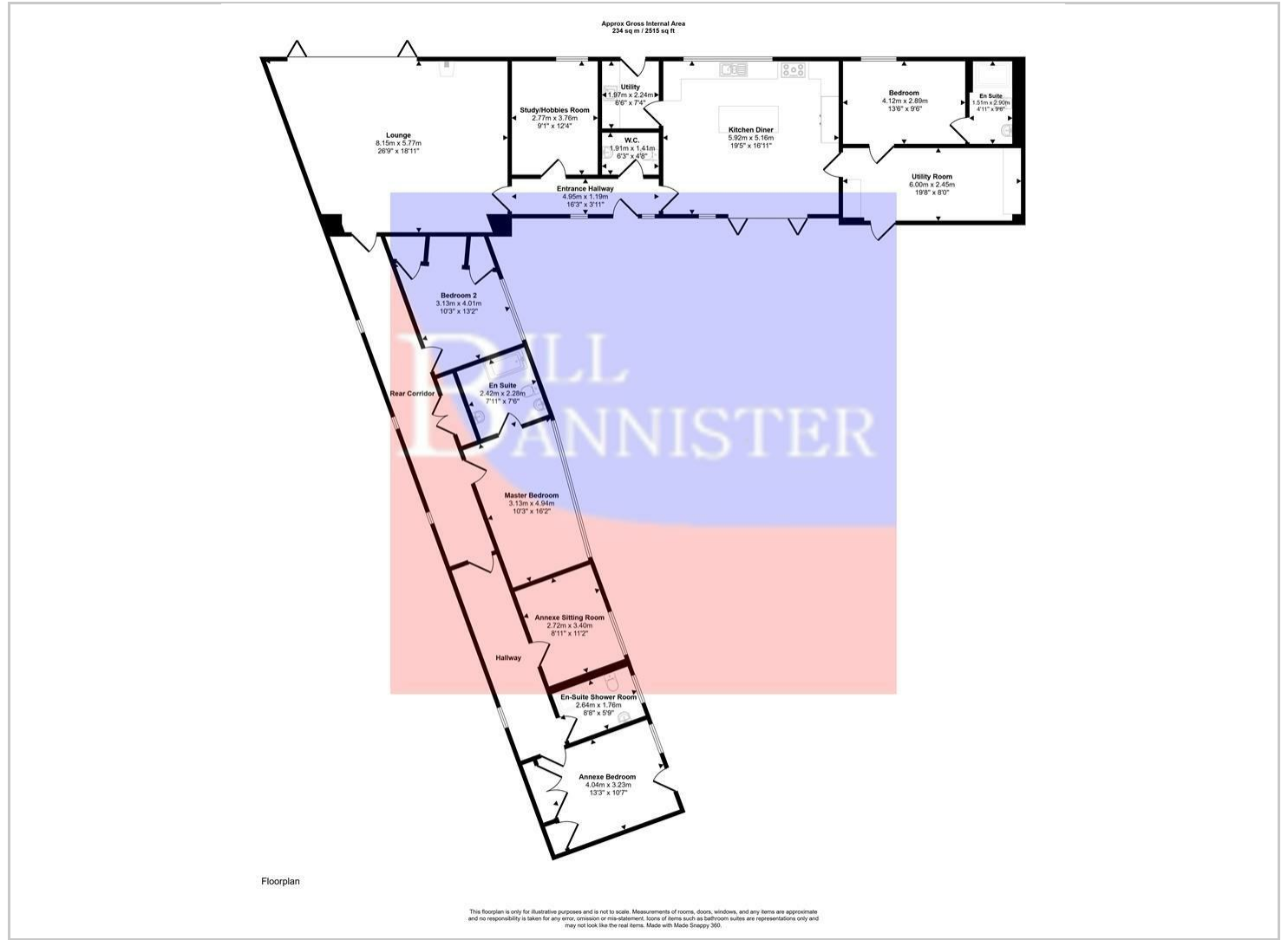
Hybrid Map



Terrain Map



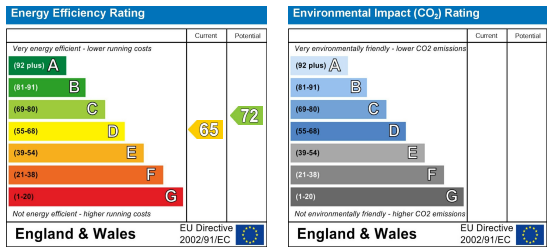
Floor Plan



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.