Rosemerran Old Carnon Hill

Carnon Downs, Truro,
TR3 6LE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SPACIOUS DETACHED RESIDENCE OCCUPYING A LARGE PLOT IN THE CENTRE OF THE VILLAGE

Situated in a delightful location close to the centre of the village yet tucked away and very private.

Splendid gardens, ample parking, garage and versatile accommodation.

Guide Price £650,000

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General Comments and Remarks

Rosemerran is an extremely spacious, SIX bedroom detached property offering superb accommodation within generous private, mature, sunny gardens with ample parking and space for a boat or caravan. Approached down a shared private driveway which leads to its own driveway, this large, light and spacious family home is tucked away in a lovely private setting yet within a short walk of the centre of the village. The accommodation includes three en-suite bathrooms and an additional cloakroom/shower room and offers a fabulous open plan living space which opens onto the gardens.

With the added advantage of a mains gas central heating system and double glazing, the accommodation boasts a lounge with double glazed patio doors to the rear garden and a 20"4" x 17"0" kitchen/dining room which is fitted with Velstone work surfaces, integrated appliances including a dishwasher, two ovens, gas hob and an extractor fan. From here, there are steps down to a family room which gives access to the rear garden. Off from the kitchen/dining room is also a utility room and cloakroom. Via an inner hallway, which has parquet wood block flooring, there is access to the master bedroom with an en-suite bathroom and dressing area and double glazed patio doors to the rear garden, the ground floor cloakroom/shower room and two further bedrooms, whilst the sixth bedroom is located off the main entrance hallway. At first floor level, there are two further bedrooms, both with en-suite bathrooms.

There is an attached garage with a utility area to the rear. The gardens have a very large driveway and hard standing area in tarmac and are extensively laid to lawn enclosed by mature shrubs with sun terraces attractively laid in Indian stone. Ideal for pets and children.

Carnon Downs

Carnon Downs Village has a general stores with a butchers, bakers and adjoining post office and further facilities include a doctors' surgery, a dentist, a garden centre, hotel with a restaurant, bowling green, church, village hall and a regular bus service to both Truro and Falmouth.

Truro

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

Falmouth

The historic port of Falmouth has undergone major redevelopment in recent years with huge investment and is now thriving. The town has an excellent range of everyday facilities including banks, building societies, restaurants, schools and colleges as well as a branch railway line providing regular access to Truro. The harbour and beaches are significant attractions of the town and since 2003 Falmouth has also been home to the National Maritime Museum. For sailing enthusiasts there is direct access to Carrick Roads and the River Fal and several yacht marinas close by. It also has its own university with a campus at Woodlane and Tremough.

In greater detail the accommodation comprises (all measurements are approximate):

Entrance Hall
3.67m x 3.11m (12'0" x 10'2")

Bedroom 6
4.88m x 2.14m (16'0" x 7'0")

Kitchen/Dining Room
6.20m x 5.17m (20'4" x 16'11")

Utility Room
2.22m x 1.82m (7'3" x 5'11")

Cloakroom
2.87m x 1.23m (9'4" x 4'0")

Inner Hallway

Dining Room/Reception Room
3.83m x 3.79m (12'6" x 12'5")

Lounge
7.65m x 4.70m (25'1" x 15'5")

Master Bedroom
6.56m x 3.74m (21'6" x 12'3")

En-Suite

Family Shower Room

Bedroom 4
3.27m x 3.22m (10'8" x 10'6")

Bedroom 5
3.35m x 2.27m (10'11" x 7'5")

FIRST FLOOR

Landing

Bedroom 2
5.54m x 2.90m (18'2" x 9'6")

Dressing Area

En-Suite

Bedroom 3
3.59m x 3.44m (11'9" x 11'3")

En-Suite

OUTSIDE
Approached via an initial driveway which is shared with three neighbours and this in turn, leads to its own driveway providing parking and hard standing for many cars and also ease of turning. The front boundary has mature hedging whilst to the side, there is a magnolia and a paved area, there are front and side lawn with attractive hedging and shrubs include a number of tall and mature rhododendrons and firs. Alongside the master bedroom is a further sun terrace which is ideally located for the afternoon and evening sun. The patio areas to the side and rear are of attractive Indian stone and in this section to the side, there is a greenhouse and a pathway leading to the rear garden. On the garage side, via a timber gate, there is also a further pathway to the rear.

This has an extensive Indian paved sun terrace with side glazing. Steps lead down to a generous lawn. The gardens have a lovely private south facing setting and the boundary shrubs include camellias, hydrangeas, ribena and azeleas. On the western side, adjoining the pathway is a gravelled area. The whole gardens are ideal for pets and children and provide a very mature and secluded setting.

Garage
5.52m x 2.88m (18'1" x 9'5")

Services
Mains water, drainage, gas and electricity.

N.B
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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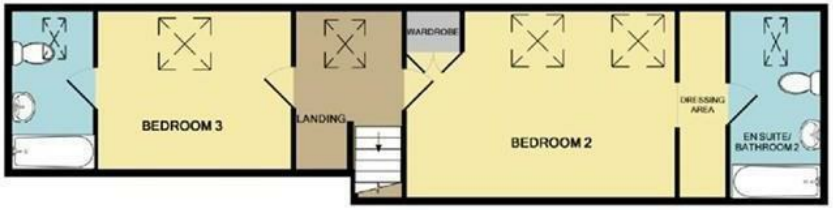
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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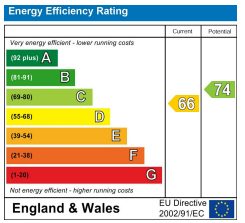

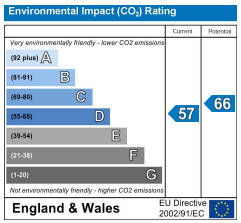

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