



Carnhell Green
Gwinear, Hayle

LODGE & THOMAS
ESTABLISHED 1892

York House,

35 Carnhell Road, Carnhell Green,
Gwinear, Hayle TR27 5LB

Guide Price £695,000 Freehold

- Extended Handsome Victorian House
- Generous and flexible accommodation
- Backing on to open farmland
- Five bedrooms, three reception rooms
- Self contained annexe
- Kitchen recently refitted
- Solar Panel array
- In all about 0.21 acres

An impressive detached stone fronted five bedroom house with self-contained annexe offering extensive and flexible accommodation with integral double garage, workshop, driveway parking, with lovely front and rear enclosed gardens backing on to open farmland.

The handsome façade is flanked by distinctive castellated extensions with attractive exposed stonework including cut granite lintels and quoins beneath a slate hipped roof with pair of substantial chimney stacks.

The property comprises reception hall, sitting room, family room, refitted kitchen, dining room, inner hall, utility room, cloakroom WC, large family room/sunroom, shower room WC, ground floor double bedroom, rear entrance lobby. four first floor bedrooms, family bathroom galleried landing, attached self-contained annexe providing studio accommodation with shower room and fitted kitchen.

This desirable property is likely to attract interest from a number of different buyers, including multi-generational families or those seeking a welcome income from the adjoining self-contained annexe and perhaps creating a further self-contained dwelling from the well-designed former offices adjoining the integral double garage, subject to consents.



The Accommodation

The comfortable family sized accommodation is warmed by gas fired central heating and complemented by many character features, including deep moulded covings, PVCu sash style windows finished in mahogany colour, feature exposed stonework, traditional fireplaces, lovely easy rising period staircase with large arched window, allowing light to flood in. Some ceiling heights are almost 9'.

The accommodation is accessed through a distinctive hardwood entrance porch with tessellated tiled floor, and grand front door leads to the broad reception hall. Doors lead to the sitting room with stone fireplace and woodburning stove, family room with stone fireplace (not operational) and recently refitted kitchen, with walk through to light and airy dining room. From here a door leads to an inner lobby with storage and Baxi boiler providing central heating and hot water, and steps lead up to a fantastic large family room / sunroom with bright south-westerly aspect and views to the enclosed gardens. From the family room there is access to the integral double garage, shower/cloakroom WC, and ground floor double bedroom via the rear entrance hall, which has external door.

The recently refitted kitchen benefits from impressive marble effect polished work surfaces, Rangemaster sink and drainer unit, good range of floor and wall mounted pan drawers and cupboards, integrated dishwasher and twin fridges. An Everhot electric range finished in striking orange may be available by separate negotiation.

Good ceiling heights are also enjoyed at first floor level, with light and airy galleried landing enjoying views to unspoilt countryside through the large arched stairwell window. Doors lead to four bedrooms and spacious family bathroom with antique style suite and feature fireplace.

The attached self-contained annexe adds to the flexibility of the property and can be independently accessed from the adjacent Public Footpath.



Outside

Extending to 0.21 acres in all, the front garden comprises a central path flanked by areas of level lawn with pretty beds and borders enclosed within stone walls with attractive dressed granite gate piers. The rear enclosed gardens back on to open farmland and provide relaxing patio areas, a well-manicured slightly raised lawn, a productive pear tree and other mature shrubs.

Workshop and Store with adjacent low maintenance composite decking area.

Services: Mains electricity, water, drainage and mains gas. Central heating via Baxi combi boiler, telephone and broadband connected (subject to regulations), 5.6KW solar panel array. 7KW EV charging point, Radon extractor system. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: House D | Annexe A

EPC: House C | Annexe D

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

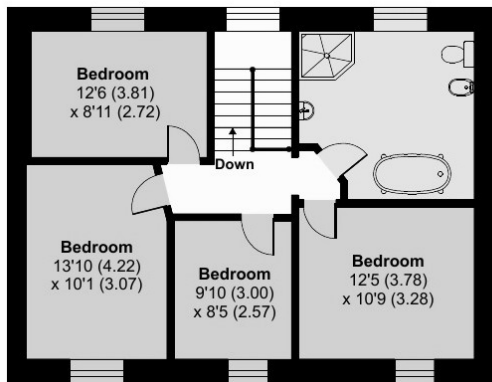
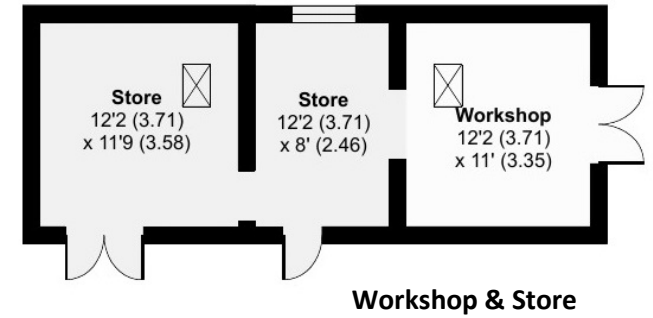
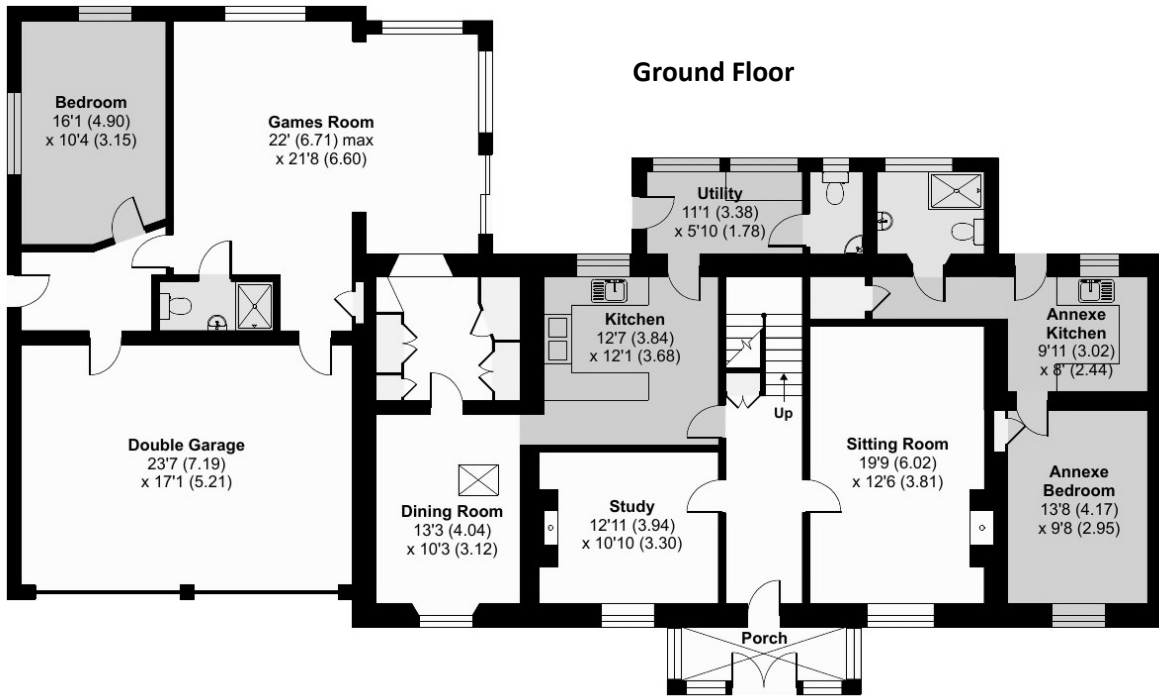
Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas. Tel: 01872 272722

Directions: from Carnhell Green Post Office, the property lies about 350 yards in a south-westerly direction on the right-hand side.

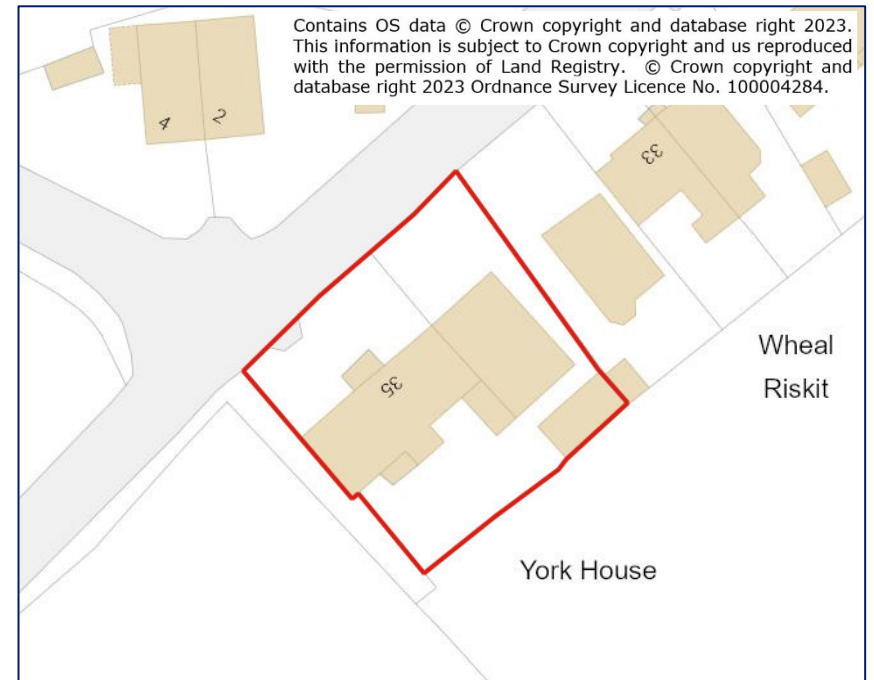
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Chartered Surveyors

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Valuers

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