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**Weeth House
Carnhell Green
Near Praze an Beeble
TR14 0LU**

**Detached four/five bedroom character family
home set in approximately 3.6 acres.**

Weeth House, Penhale Rd., Carnhell Green. TR14 0LU

Weeth House is a detached property which has been extended and improved in recent years offering spacious family accommodation with large level gardens to the front and southern sides and a well enclosed level paddock to the rear.

The property is accessed along its own private driveway which leads to a turning and parking area for several vehicles. Internally the property has many character features including large bay windows in the main two reception rooms, open fireplaces, some exposed stonework. The kitchen/diner is well appointed with a range of fitted units, range cooker (electric oven and lpg gas four ring hob and wok burner). There is an lpg central heating system and double glazed windows throughout.

Attached to the property there is a double garage which is adjoining the parking and turning area and a useful stock building of concrete block construction located in the paddock. The field adjoins an unclassified highway from which there is easy access to numerous bridleways.

The property lies approximately half a mile to the north east of Carnhell Green Village which has Public House, and Shop/Post Office. The property is located in a rural area which is very accessible being approximately two and a half miles from Camborne and three miles from the A30. The town offers a good range of shopping facilities and the main Penzance to Paddington line station. There is a bus service running between the towns of Helston and Camborne which passes the entrance to the property. Local junior schooling is available at Gwinear and senior schooling at Camborne, Helston and Hayle. The north coast is approximately three/quarter miles and is renowned for its rugged cliffs and sandy beaches.



The Accommodation Comprises: all dimensions approximate

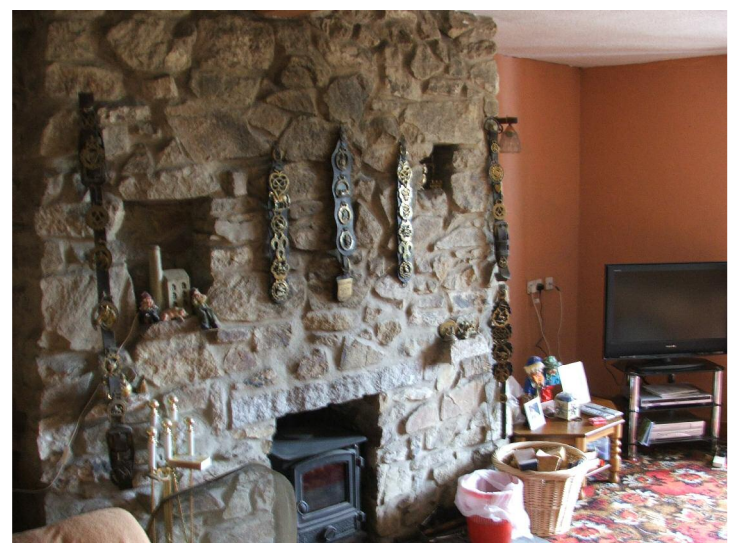
Entrance porch and front door leading to entrance hall -

With staircase leading to the first floor, radiator.



Lounge 22'8"x15'1" into bay.

With feature stone fireplace and exposed chimney breast with wood burning stove, large bay window overlooking the patio and front garden areas, two radiators.



Dining Room 16'x14'4" into bay.

With large bay window overlooking the front garden, open fireplace with red brick surround and timber mantle over, radiator.

Office 15'8"x6'1"

With radiator

Kitchen/Breakfast Room 21'10"x12'3"

Well fitted with a range of floor and matching wall cupboards and drawer units with ample work surfaces, fitted range cooker with electric oven and gas (lpg) four ring hob and wok hob over, electric warmer plate and extractor fan above, large patio doors leading to the side and rear of the property, recess with built in pine shelving, tiled floor, radiator.

Utility Room 12'x6'11"

L shaped with Ideal Mexico lpg boiler, plumbing for washing machine and door giving access to the rear, Leading off-

Cloakroom

With low level wc and corner hand wash basin and tiled floor.

Half Landing where the stairs divide servicing bedrooms at the front and rear.**Family bathroom**

With white suite comprising modern panelled bath, low level wc, pedestal wash basin, fitted walk in shower with curtain, built in airing cupboard containing copper cylinder heated by central heating system or independent immersion.

Bedroom 1 18'10"x13'

Large room with south facing window overlooking the garden and enjoying far reaching country views beyond, radiator.

Bedroom 2 10'3"x9'

South facing with views over front garden and beyond, radiator.

Bedroom 3 11'4"x9'5"

South facing and overlooking the front garden and countryside beyond, radiator.

Bedroom 4 12'7"x12'1" max.

Located at the rear of the property and overlooking the paddock area, radiator, leading off –

Bedroom 5 12'4"x9'3"

Located at the rear overlooking the paddock area, radiator.

Outside**Double Garage 19'8"x9'4"**

With light and power supplies and two separate up and over doors, pedestrian access.

Gardens

Immediately to the front of the property there is a paved patio area with dwarf walling. Leading from the patio there is a walkway through a timber pagoda which leads to the main garden area. The main garden is formed by extensive lawns with flower borders adjoining the patio, raised banked area with shrubs planted on the eastern side and an area which has been planted as an orchard in recent years.

Greenhouse 12'x9'**Two Timber Garden Sheds.****Field/Paddock**

This is located to the rear of the property and is level and currently laid to pasture. There is a useful concrete block constructed stock building approximately 27'x14' with small collecting yard to the front. From the field there is direct access via a gate onto the adjoining highway.

Services: Mains Water and Electricity, Private Drainage. Council Tax Band E. Price £425,000

Viewing Strictly by appointment only with the Vendors' Sole Agents

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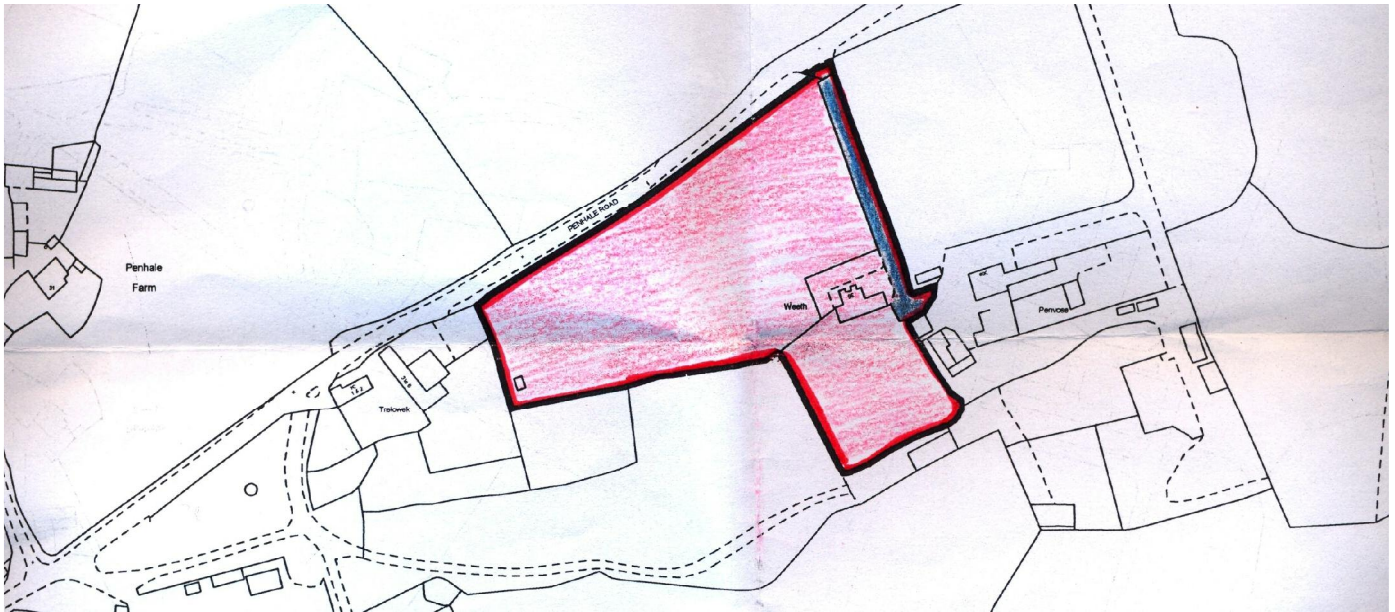
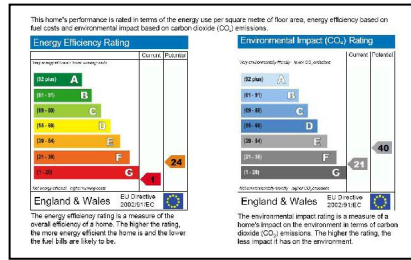
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Location Plans - Not to Scale - For Identification Purposes only - All Boundaries to be checked and confirmed on site.

