



## Carharrack

A brand new 'town house' style residence  
Select development of only four properties  
Modern and contemporary design  
High specification throughout  
Sitting room, kitchen/dining room & utility  
Three bedrooms (principal en-suite) plus family bathroom  
Two parking spaces, terrace and garden  
Central village location  
Conveniently situated for neighbouring towns  
Completion Winter 2023/2024



**Guide £400,000** Freehold

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK6597



**A brand new 'town house' style residence set in this select development of only four properties situated in the popular village of Carharrack.**

Offering a modern and contemporary design, the accommodation briefly comprises; a spacious entrance hallway, large modern open plan kitchen/dining room with bi-fold doors leading onto the garden that really brings the outside in, utility/cloakroom. On the first floor is a galleried landing enjoying a light aspect, sitting room with Juliette balcony to enjoy the open aspect, a bedroom and cloakroom. On the second floor is the principal bedroom with an en-suite shower room and its own terrace to enjoy the open countryside views. There is also a further bedroom and family bathroom.

The property is double glazed throughout and has under floor heating via a air source heat pump with dual fuel warm water towel rails in the bathroom and en-suite.

Outside there are front and rear gardens plus two allocated parking spaces.

**LOCATION**

The village of Carharrack has a thriving community which is well served with a range of facilities including a general store, public house, Chinese takeaway, village amenity green and feed store.

For those who enjoy the outdoors, there are many trails nearby and Carn Marth is accessible which is the second highest peak in the county with mineral tramways appealing to walkers and cyclists alike. The village is on a regular bus route with the village situated approximately 8 miles from Falmouth, 2 miles from Redruth and approximately 8 miles for the cathedral city of Truro. There is a primary school at St Day with further village stores and shopping facilities.

**The property would suit a wide range of potential purchasers and plans can be viewed in our office by appointment.**

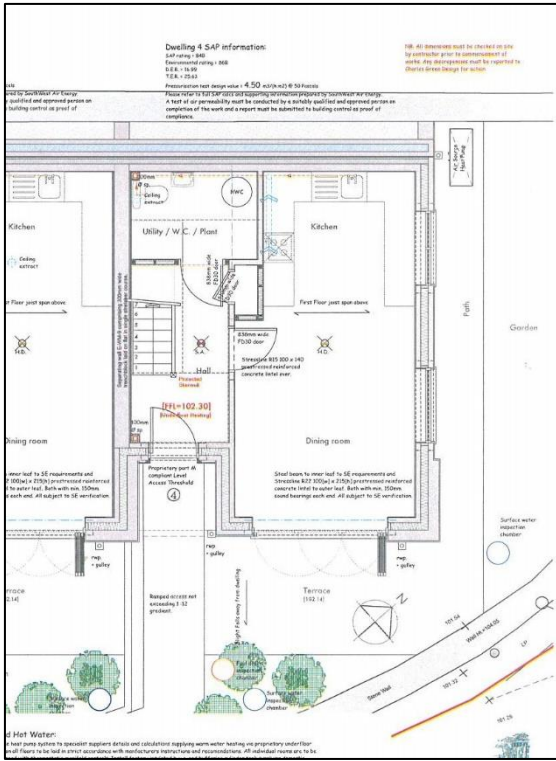
**TENURE** Freehold

**COUNCIL TAX** To be advised.

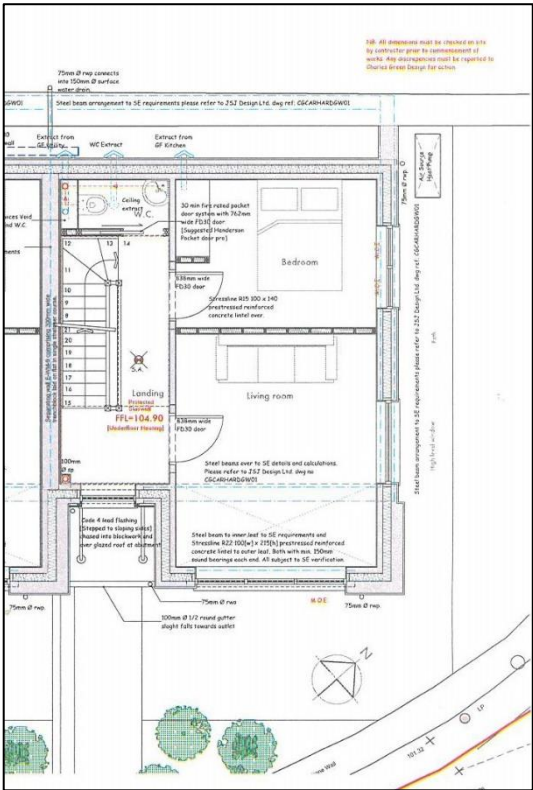
**DIRECTIONS:** From our office proceed up Killigrew Street turning right into Brook Street then left into Kimberley Park Road. At the traffic lights turn right and proceed down Dracaena Avenue passing through both roundabouts and passing Ocean BMW on the right hand side. At Penryn Bridge continue straight ahead into Commercial Road and proceed along this road, up the dual carriageway to the roundabout at Treluswell. Take the second exit signposted towards Redruth and continue along this road, passing through the village of Ponsanooth until you reach the Fox and Hounds public house at Comford. Just before the public house turn right and proceed along this road to the village of Carharrack. Just before you enter the village, the development can be located on the left hand side.

**MONEY LAUNDERING**

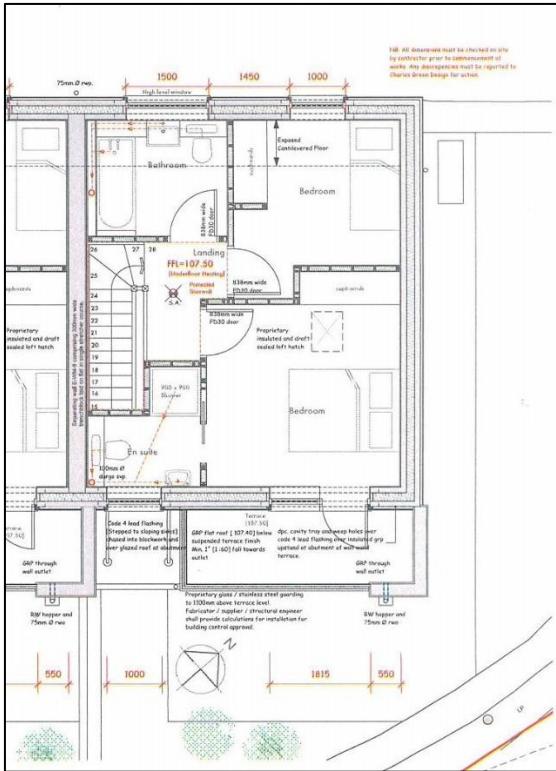
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**GROUND FLOOR**



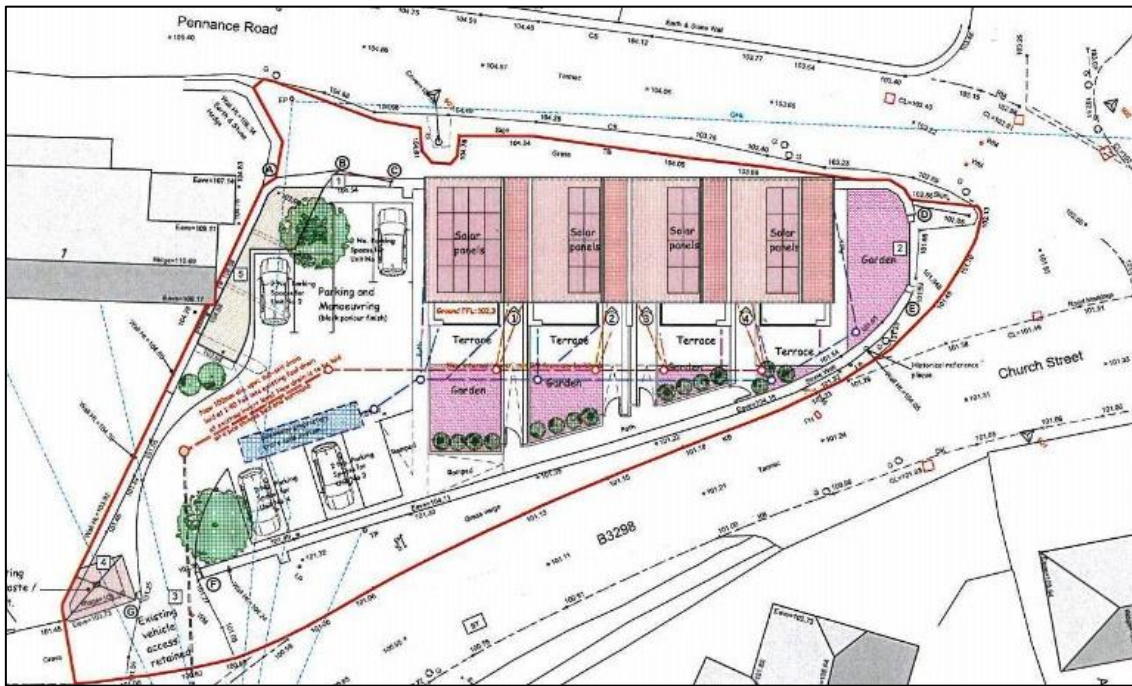
**SECOND FLOOR**



**THIRD FLOOR**

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





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