



Carharrack

A brand new 'Town House' residence
Small select mews style development
Stunning modern contemporary design
Distinctive three storey living areas
Highly economical and energy efficiency
Double glazing, underfloor heating (air source heat pump)
Three bedrooms (one en-suite) and family bathroom
Sitting room with views, fitted kitchen/dining room
Enclosed garden with terrace, parking space
Ready for occupation in Summer 2025

Guide £425,000 Freehold

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

01326 311400
www.kimberleys.co.uk

REF: SK7093



We are delighted to bring to the market as our client's sole agents, this small select development of four brand new three bedroom homes, set in the walled grounds of the former Redruth and Chacewater Railway Coal Yard in the centre of this popular Cornish village and enjoying suburb rural views from the upper floors.

These stunning homes have a contemporary modern design seldom seen in the South West of England providing spacious three storey living at its finest. These amazing homes have been built to be highly energy efficient, more economical to run, featuring underfloor heating to the ground floor powered by an air source heat pump, with radiators to the first and second floor. Double glazed windows and doors, dual fuel warm water towel rails in the bathroom and en suite and high standards of insulation throughout.

The accommodation includes on the ground floor, spacious entrance hallway, large modern open plan fitted kitchen/dining room with bi-fold doors leading to the terrace and garden plus a utility/cloakroom with WC.

The staircase takes you to the first floor landing which has a sitting room with broad windows providing delightful views across the countryside opposite. Finally, the last staircase leads to the second floor with a principal bedroom, doors with a full width sun terrace facing almost due south with even better views and also en suite shower room, a third bedroom and a family bathroom/WC combined.

To the front of the house there are enclosed gardens, a terrace and a further area of garden to the side of the property. Each property comes with a parking space with further guest parking available.

There is a Build Zone ten-year builders warranty which comes with the property from the day of completion.

THE ACCOMMODATION COMPRISES:

Composite double glazed front door to the reception hall, turning staircase to first floor landing.

UTILITY/CLOAKROOM 2.29m (7'6") x 1.73m (5'8")
Specifications to be confirmed.

DINING ROOM 3.99m (13'1") x 3.61m (11'10")
Open plan kitchen/dining room, with large double glazed sliding patio doors to the garden and terrace.

KITCHEN 3.00m (9'10") x 2.97m (9'9") Specifications to be confirmed.

Turning staircase from the ground to first floor landing with double glazed window enjoying views to the countryside, staircase to the top floor.

CLOAKROOM/WC

Specifications to be confirmed.

SITTING ROOM 4.17m (13'8") x 3.61m (11'10")

With broad double glazed windows enjoying delightful views to the countryside opposite, radiator.

BEDROOM TWO 3.61m (11'10") x 2.67m (8'9")

With double glazed window overlooking the rear, radiator.

STAIRCASE From the first to second floor landing

PRINCIPLE BEDROOM 3.58m (11'9") x 3.23m (10'7") Plus a recess of 6'3"x 2'0"

Having double glazed French door and matching window alongside leading to the **BALCONY measuring 13'5" x 14'3"** with slate tiled surface and glass safety balustrading enjoying fabulous views across the countryside and horizon, radiator.

EN SUITE SHOWER ROOM 1.75m (5'9") x 1.14m (3'9") Plus 3' x 3'

Specifications to be confirmed.

BEDROOM THREE 3.00m (9'10") x 2.62m (8'7") plus door recess of 3'2"

with double glazed window overlooking the rear, radiator.

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.

VIEW



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.

