



STAGS

Grass Valley Farm

Grass Valley Farm

Grass Valley, Treswithian Downs, Camborne,

Edge Hamlet Camborne West A30 (T) 1 mile Camborne 2 miles

- 2 Reception Rooms
- Modern Kitchen
- Boot Room and WC
- 4 Bedrooms (1 En Suite)
- Family Bathroom
- Garage, Chalet & Stable Yard
- Pasture Paddock
- Total c.3.34 Acres (1.35 Has)

Guide price £525,000

SITUATION

Grass Valley Farm is well situated on the edge of the hamlet of Grass Valley in an elevated and south-facing position. The property benefits from being tucked away, yet is only about a mile from the Camborne West junction onto the A30(T) and about 2 miles from Camborne offering a comprehensive range of shopping and recreational facilities and amenities. The North Cornish coast is a few miles to the north where there are renowned beaches and coastal walks and Tehidy Country Park with its network of woodland cycle paths and walks is about 3 miles to the north-east.

DESCRIPTION

The final approach to Grass Valley Farm is via a 5-bar wide timber gateway which opens into an extensive herringbone car parking beside the house and adjacent to the garage.

The character house has been upgraded and improved recently by the current owner and presents spacious, light, airy and well laid out accommodation.

On the ground floor is an open Entrance Porch with door through to a 22' long Living and Dining Room with deep window sills and wood-burner set in wide stone fireplace with display niches and from which there are doors to the Kitchen and Sitting Room. The double aspect Kitchen with slate flagstone floor is well equipped with range of white base and eye-level modern units with breakfast bar and rolled worktop surfaces and ceramic sink unit with mixer tap, integral dishwasher, washing machine, freezer, refrigerator and wine cooler, Cuisine Master cooker range with two fan-assisted ovens and conventional oven with four gas rings, electric hot plate, griddle and wide extractor hood over. From the Kitchen there are doors to an outside Covered Area with slate flagstone floor and Boot Room with WC off.

The well-proportioned Sitting Room includes a wooden floor and wood-burner set in stone fireplace with timber beam, balustrade stairs off to first floor and double-glazed doors opening to outside Seating Area.

On the First Floor are 4 Bedrooms, all with south-facing aspects. The main Bedroom benefits from a spacious En Suite with corner walk-in fully tiled shower, vanity washbasin with splashback tiling and WC there is a fine contemporary Family Bathroom with



A delightful period country house with landscaped gardens, stable yard, chalet, outbuildings & adjoining field.





panelled bath with side loading mixer tap and shower attachment to splashback tiling and wall shelf, corner shower cubicle, close coupled WC and modern vanity unit with splashback tiling and LED no touch mirror over and door to walk-in Linen and Clothes Cupboard with extensive range of slatted shelving.

THE GARDENS

Immediately to the front of the house is a part stone-chipped and herringbone Seating Area and Raised Decked Area with areas of grass, Orchard and garden beyond.

On the western side of the house is a Double Garage with vehicular door and side personnel door about 14' 9 x 15' 6. To the rear of the house is a Combi-Shed Greenhouse.

To the East is an extensive enclosed landscaped garden with paved terraces with further areas of lawn and steps up to a raised Summerhouse about 15' 7 x 12' 4 with part glazed double doors with windows to either side, side window, overhang and outside paved and stone-chipped seating areas. There is a public footpath which crosses the property.

THE STABLES

Separately contained to the east of the garden area and benefiting from its own vehicular access is a Stable Yard which includes the following:-

1. Central concreted Yard Area.
2. Stable Block with three stables with concrete floors and lighting and each about 12' x 11'3 with internal caged pen, 11' 6 x 11' 5, 12' 5 x 11', the latter two being interior open stables.
3. A Machinery Shed/Store about 16' 5 x 8' 6 with vehicular door, concrete floor and adjoining Store about 7' 9 x 11' 5 with wide stable door, window and further adjoining Store about 8' 8 x 7' 7 with wide door.

To the east of the Stable Yard is hedge and post and rail fenced area with direct access to the paddock and potential for further buildings to be added if desired.

THE CHALET

In the western corner of the paddock is a double vehicular gate opening to a painted timber Chalet Building about 18' x 16' with outside balustrade seating veranda, overhang, outside water tap and connected mains electricity.

THE PADDOCK

Adjoining to the north is a pasture paddock.

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488.

DIRECTIONS

Travelling westbound on the A30, by-pass Redruth and at Camborne West take the slip road to the left onto the A3047. Take the right-hand lane towards All Other Destinations and turn left. At the roundabout take the third exit towards Redruth and drive over the A30. After about 100 yards bear to the left towards the Crematorium.

After a few hundred yards, where the road bears sharply to the left towards Kehelland, turn right (continue straight on) into Cuttings Hill. Drive for about 400 yards, ignore the turning to the right (unsignposted) and after about a further 50 yards, turn left into a stone lane. There is a nameplate Grass Valley Farm. Drive up over the brow, follow the lane to the right, and after a few hundred yards, follow the road around to the left and turn left just before Grass Valley No-through Road. Drive through the trees to the end of the lane s into Grass Valley Farm.

SERVICES

Mains water and electricity connected. LPG gas central heating. Oil tank (not used) behind the garage. Double-glazed. TV and telephone points.



These particulars are a guide only and should not be relied upon for any purpose.



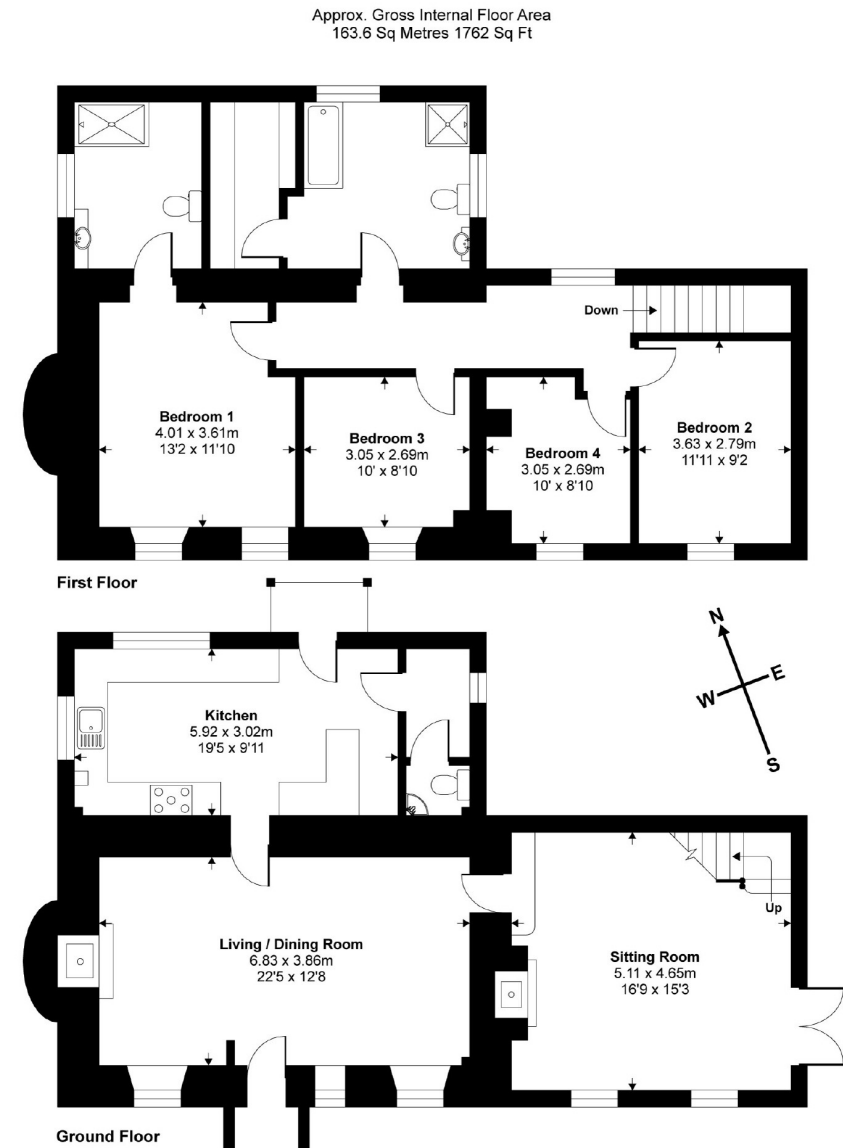
Stags

Stags Estate Agents, 61 Lemon Street,
Truro, Cornwall, TR1 2PE

Tel: 01872 264488

truro@stags.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Copyright nichecom.co.uk 2017 Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale