

**“Elmhurst”
Treswithian Downs
Camborne
Cornwall
TR14 0PU**



Guide Price £350,000

Elmhurst is a well presented spacious detached house in a generous plot of one third of an acre situated in a semi-rural location. Close to a lovely village and school, with excellent amenities and road access nearby, yet also boasting superb countryside views. The nearby stunning beaches of Gwithian and Hayle can be reached in just a few minutes and the town facilities of Camborne are just 1.5 miles away including mainline railway station.

Elmhurst briefly comprises 4 good sized bedrooms and two bathrooms upstairs, flexible downstairs accommodation offering a fitted kitchen opening into a separate dining room, large open plan living room, conservatory, additional reception room/bedroom, utility and shower room.

Outside there is ample parking via two separate vehicle entrances and generous lawned and established gardens. In addition to this there is also significant planning/business potential including current planning consent for a cattery building and business.

Accommodation comprises:

Ground Floor

Entrance Hallway

L-shaped hallway with quarry tiled floors, double panelled radiator, coat hanging area, doors into kitchen, shower room and utility room and opening into Living Room.

Utility Room - 8'0" x 7'4" max narrowing to 5'6"

Panelled softwood door leading into. Range of base units with rolled edge granite effect work surface. Plumbing and space for automatic washing machine, plumbing for sink unit if required. Double glazed hardwood window to side elevation.

Downstairs Shower Room - 6'11" x 4'9"

Panelled softwood door leading into. White shower suite with pedestal wash hand basin with lever operated mixer tap, close coupled WC with full and half flush options, glazed shower cubicle with electric "" shower over. Double glazed window to rear elevation.

Kitchen – 12'2" x 8'0"

With glazed door into. Range of "Ikea" wall and base units with post formed rolled edge beech effect work surface, plumbing and space for dishwasher, integrated electric fan oven with built-in ceramic hob, space for fridge freezer, double panelled radiator, quarry tiled floors, double bi-fold half glazed doors leading to Dining room, double glazed hardwood window to rear elevation.

Dining Room – 13'6" x 9'8"

Double panelled radiator, control for oil fired central heating system, built-in cupboard with half glazed door, telephone point, double glazed hardwood window to front elevation, stripped pine door to Living Room.

Living Room – 18'0" x 13'6"

Two double panelled radiators, television aerial point, exposed beam ceiling, stripped and stained floorboards, multi fuel burner with slate hearth and pine over mantle, stairs to first floor with painted balustrade and newel post, pine half glazed door with stained glass leading to Study/Bedroom 5 and twin openings leading to Conservatory.

Conservatory – 18'2" x 10'1"

South facing double glazed conservatory with glazing to three elevations, double panelled radiator, roof vents and double glazed French doors leading to patio area.

Study/Bedroom 5 – 14'8" x 10'4"

Secondary glazed window to side elevation, double panelled radiator exposed beam ceiling.

1st Floor

Bedroom 1 – 18'1" (max) x 9'9"

Stripped pine panelled door into. Solid wood bamboo flooring, built in wardrobe with double half glazed doors, single wardrobe with panelled door, double panelled radiator with painted radiator cover, double glazed hardwood window with extensive views over the garden and surrounding countryside. Opening into:

En-Suite – 7'7" x 5'4"

Double glazed window to side elevation with extensive countryside views, oak vanity unit with surface mounted sink and tall mixer tap, close coupled WC with dual flush, glazed shower cubicle with mains shower and stainless steel wall mounted shower head, tumbled mosaic natural marble tiles, tiled flooring and stainless steel towel radiator.

Bedroom 2 – 13'6" x 10'4" (max)

Stripped panelled door into. Double glazed hardwood window to front elevation with extensive views, double panelled radiator, wardrobe with double sliding pine doors with shelving and hanging space, built in drawer unit with overhead cupboard, further wardrobe with pine door and hanging and shelving space.

Bedroom 3 – 12'10" x 8'0"

Stripped panelled door into. Double glazed window to rear elevation with countryside views, double panelled radiator.

Bedroom 4 – 10'2" x 8'1"

Stripped panelled door into. Double glazed hardwood window with delightful southerly views over the garden.

Family Bathroom – 9'1" x 8'0 (max)

With stripped panelled door into. White bathroom suite comprising double ended bath and central mixer taps and handheld shower attachment, oversized wall mounted sink unit with mixer tap, close coupled WC with dual flush, stainless steel towel radiator, double glazed window to rear elevation with countryside views, tiled flooring.

Exterior

Elmhurst benefits from two vehicle entrances and parking areas. One to the rear of the property provides parking spaces for 3 – 4 cars and access to the garage. Established Cornish hedgerow with path to clothes drying area and log store, with raised patio area and established borders. From here a path leads via a gate to the main southerly facing gardens.

In excess of 200 ft long the gardens are extremely private and established with a huge variety of flowering and ornamental shrubs and perennials carefully selected to provide colour and interest throughout the year. There is also some established trees and a small orchard towards the end of the garden containing cooking and eating apples.

Outbuildings

There is a block and stone built building that contains hot water tank and efficient "firebird" oil fired central heating boiler providing heating and hot water to the property.

Garage

With up and over "Garador" with separate fuse box supplying the garage and outbuildings.