



# Troon Moor Troon Camborne TR14 9HX

Offers Over £350,000

- IMPRESSIVE DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- 4 BEDROOMS ( 3 OF WHICH ARE DOUBLES)
  - UTILITY ROOM
  - THREE BATHROOMS
  - LARGE PRIVATE DRIVE
  - SOUTH FACING GARDEN
  - 2 YEARS REMAINING ON ARCHITECTS CERTIFICATE
  - NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1085.00 sq ft



4



3



1



B85

### PROPERTY DESCRIPTION

Located on the rural outskirts of the popular village of Troon, this impressive, detached home was built only 4 years ago and has 2 years remaining on its architects certificate. A large private driveway provides parking for up to five cars and gives rear access to the garden via a private gated walkway. Hillside offers generous accommodation with the impressive kitchen/diner spanning the full width of the property, boasting integrated appliances and sliding doors opening onto the South-facing rear garden with views out to the countryside. The home boasts a Utility room (with white goods included), ground floor WC and ample storage. On the first floor you will find four bedrooms, three of which are doubles. The Master Bedroom benefits from an en-suite shower room and there is also a family bathroom with full length bath and shower over.

Built by a local developer, the house has been thoughtfully designed and finished with high-end fixtures and fittings and air source heat pump heating. Immaculately presented, this incredible home is only a minutes walk from Troon Primary school, Post office, Local shop and Pharmacy. Troon really has a great community feel to it and you are spoilt for choice with countryside walks with the stunning Killivose woods just down the road and local footpaths from the surrounding fields that join up with the great flat lode.

### LOCATION

Troon is a popular village with all the amenities you would expect such as a post office, local shop, primary school and pharmacy. Surrounded by the countryside, you have the stunning woods of Killivose, full of bluebells in the spring and numerous public footpaths to enjoy. Troon has a strong community feel to it with an annual duck race at easter down the river on Pendarves as well as a Christmas lights competition. The neighbouring village of Beacon offers a

Butchers shop as well as a Pub and Fish and Chip Shop. The town of Camborne is around 3 miles away and offers excellent primary and secondary school options as well as a train station with direct links to London Paddington. The historic harbour town of Falmouth is only a 15-minute drive away and the city of Truro is easily accessible via the A30 in around 20 minutes, The incredible beaches of the North Coast are only a short drive away providing the most waves, sunsets and coastal walks.

### ACCOMODATION IN DETAIL

( see floorplan for dimensions, All dimensions are approximate and measured by LiDAR )

### ENTRANCE HALL

A spacious hallway providing privacy from the main living areas and housing the carpeted stairs leading to the first-floor accommodation. Oak veneer doors open into the Living room, Utility, WC, Understairs cupboard and open plan Kitchen/Diner. Tile effect vinyl flooring with and recessed hard-wearing carpeted area to the front, perfect for a busy household. Radiator.

### LIVING ROOM

Focal point of an electric fire and hearth, carpeted flooring, radiator and uPVC double glazed window looking out to the front.

### UTILITY ROOM

Composite Worktops and upstands running along two sides with spaces for a washing machine and a tumble dryer (please note these appliances will be left by the vendor). One bowl stainless steel sink with mixer tap over and uPVC double glazed window looking out to the front. Door opening to a cupboard housing the water tank for the air source heat pump. Tile effect vinyl flooring. Fuse board.



## KITCHEN/DINING ROOM

Measuring over 23ft long, this room really feels like the social hub of the house. The Kitchen runs along three sides of the room with soft closing eye and base level units with Composite worktops and upstands. Integrated dishwasher, fridge/freezer and oven with grill with 4 ring electric hob above, glass splashback and stainless-steel extractor fan. One and a half bowl stainless steel sink with uPVC double glazed window above. Comfortably housing a table that can seat up to 8 people and providing views out of the double-glazed sliding doors leading out to the garden. Due to the size of this room, you could also look to create a snug area if desired. Wood effect laminate flooring and radiator.

## FIRST FLOOR

### LANDING

Carpeted flooring, Access hatch to the loft and oak veneer doors leading to all four bedrooms, the family bathroom and the airing cupboard with shelves, Perfect for towels and linen.

### MASTER BEDROOM

This spacious Master measures just under 13ft by 11ft and boasts an en-suite shower room as well as recessed double wardrobes. Ample space for a king size bed as well as other large furniture. uPVC double glazed window looking out to the front. Carpeted flooring and radiator. Door leading into:





Troon Moor, Troon, Camborne, TR14 9HX

### EN-SUITE

Large walk-in shower with sliding glass door, and floor to ceiling metro style splashback. Low level WC and free-standing basin with mixer tap above and storage below, tiled splashback and chrome heated towel rail. Tile effect vinyl flooring and uPVC double glazed window with opaque glass to the side

### BEDROOM TWO

Only slightly smaller than the Master bedroom the second bedroom is a surprisingly large double and again benefits from double recessed wardrobes, carpeted flooring, radiator and uPVC double glazed window looking out to the front.

### BEDROOM THREE

The third double room enjoys views out to the countryside. Carpeted flooring and radiator.

### BEDROOM FOUR

To the rear elevation the fourth bedroom enjoys countryside views and can comfortably fit a single bed but also has space for a small double, Carpeted flooring and radiator.

### FAMILY BATHROOM

Full length bath with shower over, dual fitting with rainfall shower head, glass screen and floor to ceiling metro style tiles which are then mirrored above the free-standing basin with storage below and mixer tap above, Low level WC, full length chrome heated towel rail and tile effect vinyl flooring, uPVC double glazed window with opaque glass.





## OUTSIDE SPACE

To the front there is a large private driveway with parking for up to five cars leading up to the front door and around to the side where a gate opens into a private side walkway giving rear access to the garden. The rear garden is south facing and laid to AstroTurf for low maintenance. To the front a large patio runs along the width of the house leading out from the open plan Kitchen/Diner and provides the perfect spot for table and chairs. High walls and fence for privacy and a metal frame shed providing storage, outside water tap and lights.

## DIRECTIONS

Entering the village of Troon from Four Lanes, proceed down New Road taking the right turn into School Lane. Turn Right onto Troon Moor where the property can be found on your right hand side. Please park in the drive for viewings.

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Number and types of room: 4 bedrooms, 3 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)



Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



# Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

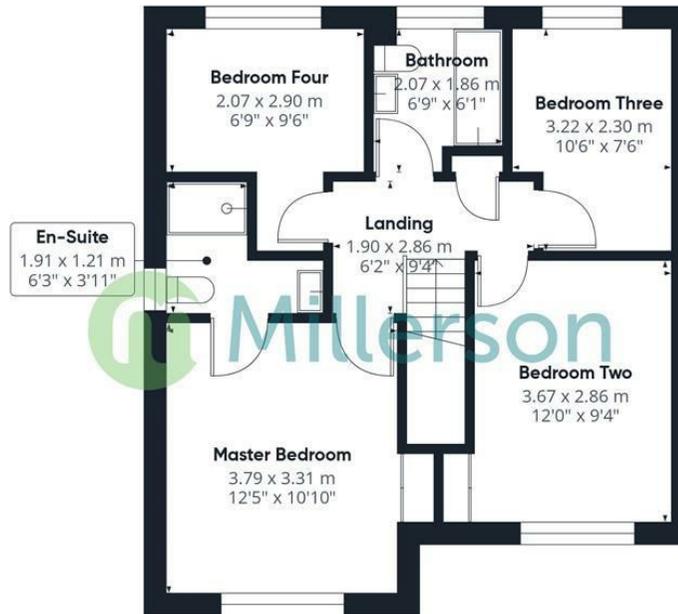
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Approximate total area<sup>m</sup>  
101 m<sup>2</sup>  
1085 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

