



ChyLidn, Carnon Downs, Truro
Guide Price £850,000



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£850,000

An exceptionally versatile property which can be configured in a number of ways to suit, this six or seven bedroom home is tucked away yet very conveniently located. Large gardens and grounds of just under one acre.

Why You'll Like It

With very flexible accommodation of over 3000 sq.ft, this versatile modern property is suitable for many purposes. Large families or multi generational living would be well catered for or perhaps you need space to run a business or work from home? Most recently adapted and used to provide a supported living environment, the property is set within extensive grounds and gardens of just under an acre. In brief, the space on offer includes: -

- *Entrance porch/vestibule *Hallway
- *Open plan kitchen/dining area with doors to garden
- *Large sitting room with beam ceiling and doors to garden
- *Utility room
- *Ground floor annexe with bedroom, living room, shower room and kitchen
- *First floor galleried landing
- *First floor self-contained annexe with kitchen, Living room, bedroom & shower room
- *Three en-suite bedrooms
- *Second floor with two en-suite bedrooms

The annexes have interconnecting doors to the main house but also have separate accesses and could be entirely self contained if desired. A second staircase also gives the option for the two annexes to form a self contained unit. It is rare to find this degree of flexibility. The grounds are large with formal garden areas, a very large parking and turning area, sweeping private driveway and a natural/wooded area. In addition there is a large pond. The grounds offer much scope and plenty of privacy.

Where It Is

Valley Lane is found on the very edge of the village close to the garden centre. Carnon Downs is just a 4 mile drive from Truro where you'll find a host of facilities including banks, theatre, cinema, national retailers and the main line train station. The village itself is well served by local buses and also has its own mini market Spar shop, butchers, Post Office, Doctors Surgery, Garden Centre with cafe and a Premier Inn with a Beefeater pub. Many walks and cycle routes are on the doorstep and the harbour town of Falmouth is a short distance.

[what3words///moth.object.crockery](#)

Services and Tenure

Council Tax Band D

Mains gas central heating

Services connected - to be confirmed by seller

Grounds circa 0.98 acre

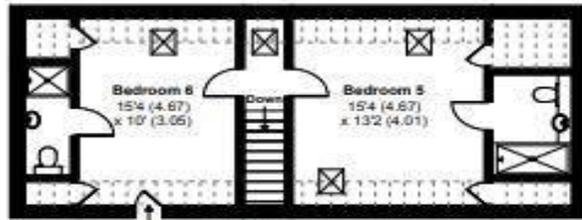
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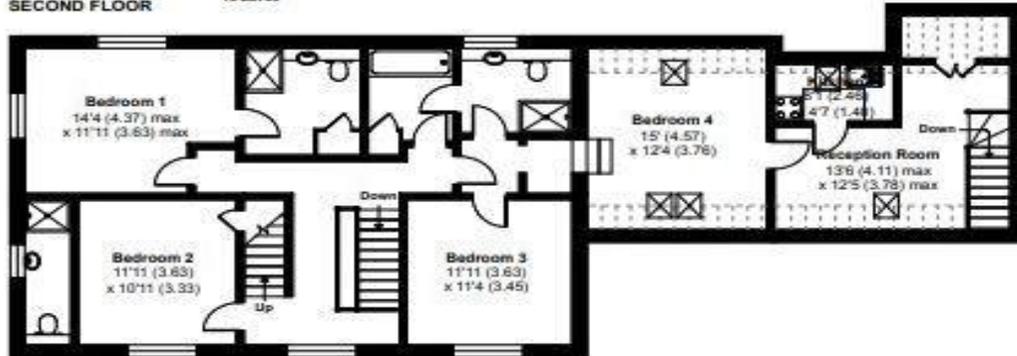


Approximate Area = 3360 sq ft / 312.1 sq m (includes garage)
 Including Limited Use Area(s) = 280 sq ft / 26 sq m
 Total = 3640 sq ft / 338.1 sq m
 For identification only - Not to scale

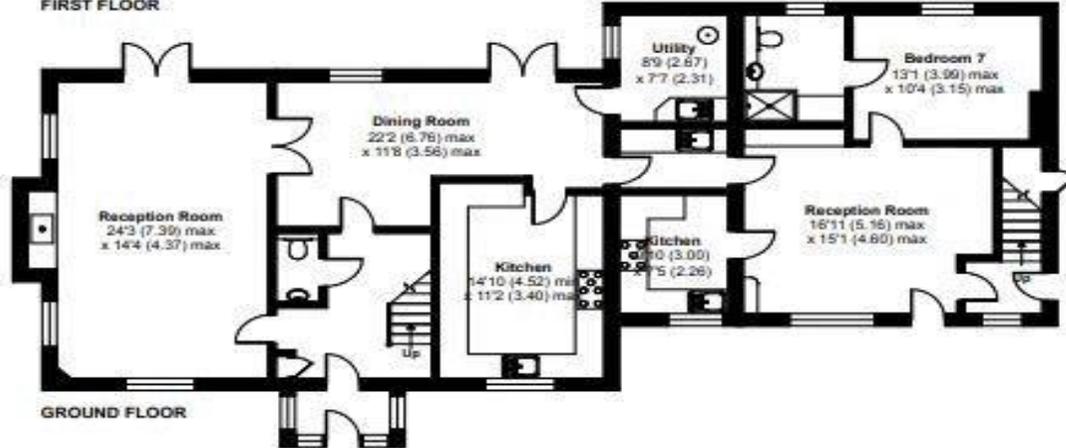
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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