



**STAGS**

8 The Copse

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Tehidy Park, Tehidy, Camborne, TR14 0TN

A30 2 miles Truro 14.4 miles Penzance 16 miles

- Executive residence
- Select location
- 4 double bedrooms
- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Formal Dining Room
- Garages, Ample Parking

**Guide price £485,000**

## SITUATION

Tehidy Park is a prestigious 42 acre private estate that is home to some 52 differing homes including 12 that were converted from the handsome Grade II listed mansion. In addition, there are a number of individually designed new homes together with conversions spread selectively throughout the parkland grounds.

The estate abuts Tehidy Park Golf Course and Tehidy Country Park whilst a pleasant walk through Tehidy Woods leads onto the South West Coast Path that connects with the stunning cliff top scenery and the beaches and villages in either direction.

Tehidy Country Park extends to some 250 acres and was once part of the estate owned by the wealthy mining Bassett family. Tehidy Country Park was purchased by the County Council in 1983 and turned into a wonderful recreational park for the enjoyment of the community. With around nine miles of nature trails, visitors can enjoy enchanting walks around the lake and explore the plethora of leafy glades.

Tehidy Golf Club is a picturesque 18-hole par 71 parkland course and enjoys panoramic views over Cornish countryside and is suitable for golfers of all levels and skills.

The Cathedral City of Truro lies approximately 13 miles distant and there are mainline railway stations at both Truro and Camborne connecting with London Paddington. Newquay Airport further up



An immaculately presented 4 bed executive residence situated on a select development within this beautiful country park





the north coast has regular flights departing to domestic and international destinations.

### DESCRIPTION

Built in 1999, one of a small collection of prestigious homes within a select cu-de-sac within the grounds of the Tehidy Country House. Impeccably presented throughout, boasting beautifully moulded ceiling roses and coving, this spacious and versatile house has a welcoming entrance hall with double doors leading to the spacious dual aspect sitting room has a central Sandstone fireplace with wood burning stove sitting on a slate hearth, windows to the front and glazed side panels and door leading to the rear garden. The beautifully appointed kitchen/breakfast room has slate floor tiles and an extensive range of white high gloss shaker style wall and base cupboards with a five ring gas hob, extractor fan, eye level integral oven and microwave. The windows overlook the side garden and a door leads to the magnificent conservatory with its tiled floor and two sets of french doors leading into the rear garden. On the first floor the spacious galleried landing has an airing cupboard and windows to the front. There are four spacious bedrooms all with built in wardrobes, one having a beautifully appointed en-suite shower room. The contemporary family bathroom with separate shower cubicle completes the accommodation.

### OUTSIDE

The property is situated on a generous plot and has ample parking at the front and to the side of the property on the gravelled driveway. The front garden is laid to lawn. The rear garden is enclosed by fencing and hedging and has a lawn area and profusely stocked flower borders. There is a garden shed and extensive paved patio areas that wrap around the rear and side of the property.

### DOUBLE GARAGE

The double garage has two doors one electric. There is power and light, also a range of storage cupboards housing sink and drainer.

### VIEWING

Strictly by prior appointment with Stags Truro Office on 01872 264488.

### DIRECTIONS

Proceed down South Drive towards Tehidy Country Park through granite pillars, carry straight on turning left at the end of the drive. Drive towards the country house turning left before the mini roundabout in to The Copse.

### SERVICES

Mains electricity, mains drainage, mains water, LPG gas central heating from central tank metered feeding the estate.





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



Stags

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Energy Efficiency Rating		Current	Potential
20-100	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	45	53
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
(Including Garage)  
215.9 sq m / 2324 sq ft

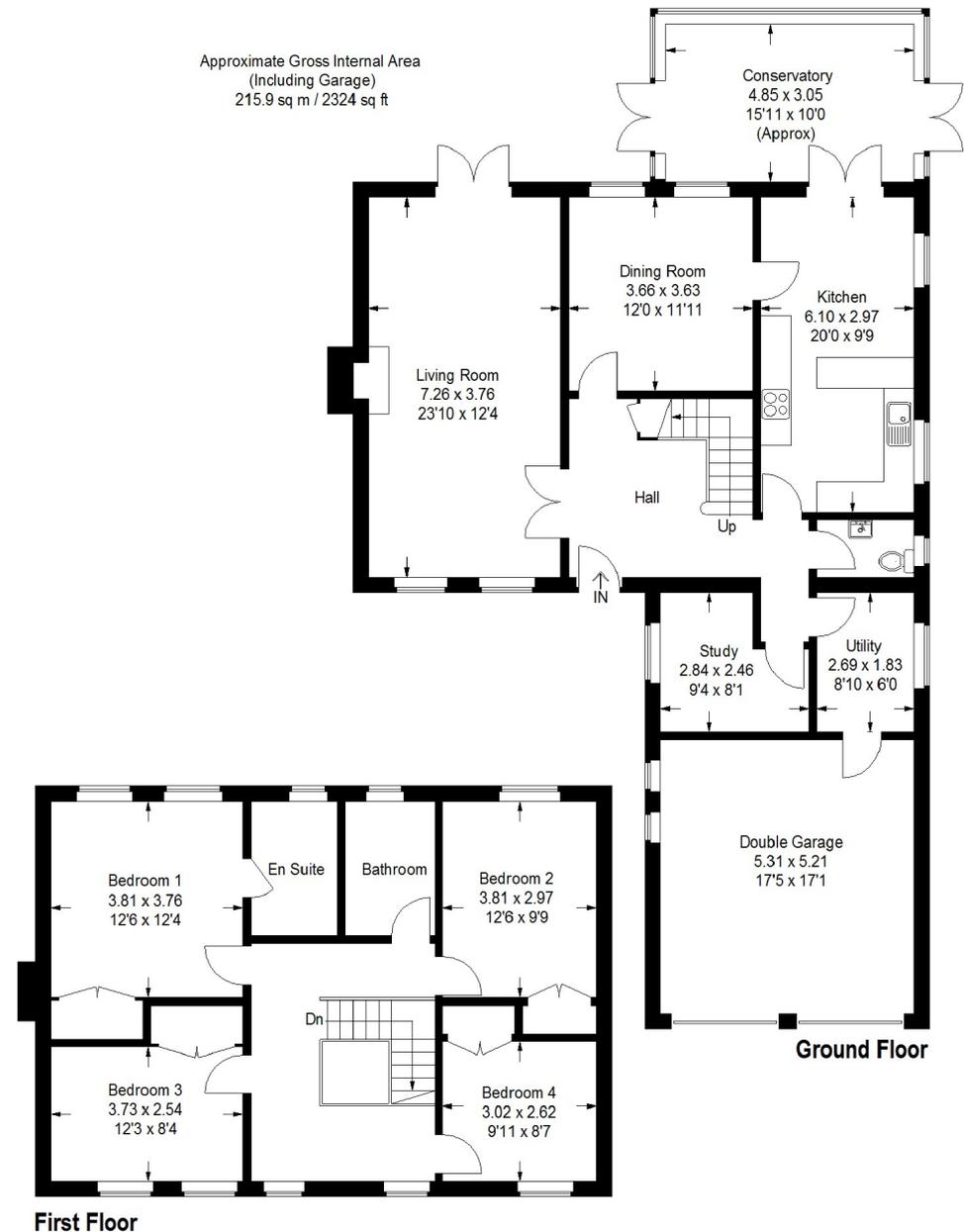


Illustration for identification purposes only, measurements are approximate, not to scale.  
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