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CAMEL

COASTAL & COUNTRY



Treoda & Homeland

Carnkief, Goonhavern, TR4 9NT

Offers In The Region Of £650,000

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The Property

Tre-Oda and Homeland together offer an exceptional combination of space, flexibility and setting that is increasingly difficult to find. Extending to approximately 1,606 sq ft (149.2 sq m) in total across the two linked but independently configured dwellings, the property provides up to five bedrooms, two kitchens, three reception rooms and two shower rooms, along with a detached garage and extensive gardens to the rear. The generous number of rooms and the dual-dwelling layout lend themselves to a wide range of configurations — the accommodation can readily be adapted to suit the needs of incoming buyers, whether as spacious family living, home office provision, or additional letting income.

The accommodation is arranged as two self-contained units — Tre-Oda and Homeland — each with its own entrance, kitchen and living space, held under two separate freehold titles with two separate council tax bands. This dual configuration gives incoming buyers genuine flexibility: the property could continue as two independent dwellings, serve as a principal residence with annexed accommodation for family members, provide a home-and-income opportunity with one side available for holiday letting, or be reconfigured as a single substantial residence — subject to any necessary consents.

The property occupies a generous plot in the quiet hamlet of Carnkief, a short distance from the village of Goonhavern with its local amenities, and within easy reach of Truro (approximately 8 miles), the A30 corridor, and the north Cornwall coast. The gardens are a particular feature: sweeping lawns bordered by mature trees and established planting create a private, tranquil setting that belies the property's accessibility. At approximately two-thirds of an acre, the grounds also represent a significant opportunity in their own right — offering scope for extension of the existing buildings, conversion of outbuildings, or potentially further development subject to the necessary planning and conservation area consents.

Having been in the same family ownership since Tre-Oda was first built in 1964, with Homeland added in the early 1990s, this is a genuinely rare opportunity. The property is habitable and ready to occupy, but equally offers a blank canvas for a buyer with vision to reconfigure, extend or develop to create something exceptional.

TRE-ODA comprises:

Entrance Porch — Glazed entrance door to the front elevation.

Hallway — Central hallway providing access to the principal rooms. Doors to living room, bedrooms, dining room and through to the kitchen.

Living Room (14'0" x 12'5" | 4.27m x 3.78m) — A well-proportioned reception room with window to the front elevation, feature fireplace with decorative surround and inset electric fire. Glazed internal door through to the hallway and dining room. Wooden flooring throughout.

Dining Room (13'4" x 10'9" | 4.06m x 3.21m) — A comfortable second reception room with window to the side elevation and glazed French doors. Oak flooring. Open through to the kitchen and with internal door to the hallway.

Kitchen (9'9" x 8'10" | 2.96m x 2.70m) — Fitted with a range of oak-fronted base and wall units with dark granite-effect worktops and tiled splashbacks. Stainless steel sink and drainer. Space for cooker. Window to the side elevation and glazed door to the exterior. Slate-effect tile flooring.

Bedroom 1 (14'0" x 11'4" | 4.27m x 3.46m) — A generous double bedroom with window to the rear elevation overlooking the garden. Feature wallpaper, fitted wardrobes and wooden flooring.

Shower Room — Fitted with shower enclosure, wash hand basin and WC. Situated adjacent to Bedroom 3.

Bedroom 4 (12'0" x 7'1" | 3.66m x 2.15m) — Single bedroom / study with window to the side elevation. Currently used as a music room.

Utility Room (10'3" x 7'4" | 3.13m x 2.24m) — Providing useful additional space with plumbing for washing machine.

HOMELAND comprises:

Entrance — Separate front door to the side elevation.

Sitting Room (13'11" x 9'11" | 4.24m x 3.02m) — A bright reception room with window to the front elevation. Feature fireplace with wooden surround and inset gas fire. Carpet flooring.

Sitting / Dining Room (13'11" x 9'9" | 4.24m x 2.96m) — An additional reception room with views over the garden. Currently configured as an open-plan living and dining space with wooden flooring. Internal doors to hallway, kitchen and sitting room.

Kitchen (10'0" x 6'8" | 3.05m x 2.03m) — Fitted with a range of base and wall units with laminate worktops and tiled splashbacks. Stainless steel sink and drainer. Space for freestanding cooker. Window to the rear elevation.

Bedroom 2 (11'11" x 9'11" | 3.64m x 3.02m) — A good-sized double bedroom with window to the front elevation. Fitted with built-in wardrobes and storage cupboards. Laminate flooring.

Bedroom 3 (8'3" x 6'10" | 2.52m x 2.07m) — Single bedroom with window to the rear elevation. Painted in a soft blue with laminate flooring. Garden outlook.

Shower Room — Fitted with a walk-in shower enclosure, pedestal wash hand basin and WC. Part-tiled walls with herringbone-pattern vinyl flooring. Frosted window.

Outside

Gardens — The gardens are a standout feature of this property. To the rear, approximately two-thirds of an acre of beautifully mature grounds extend away from the house, comprising sweeping lawns interspersed with established trees, flowering shrubs, camellias and ornamental planting. The gardens enjoy a high degree of privacy, screened by mature boundary planting, and offer a sense of space and seclusion that is increasingly rare. There is a greenhouse and various outbuildings within the garden. To the front and sides, the property is approached via a gravelled driveway with parking for several vehicles, bordered by hedging and further planting including conifers and flowering shrubs.

Garage (16'3" x 9'9" | 4.96m x 2.96m) — Detached single garage with up-and-over door. Situated to the side of the property with separate access.

Location

Tre-Oda and Homeland occupy a peaceful position on a quiet country lane in the hamlet of Carnkief, a short distance south of the village of Goonhavern. Goonhavern provides day-to-day amenities including a village shop, post office, pub and primary school, while the cathedral city of Truro — with its comprehensive range of shopping, dining, cultural and educational facilities — lies approximately 8 miles to the south. The property is well placed for access to the A30 dual carriageway, connecting to the wider road network and making Truro, Newquay and Redruth/Camborne all readily accessible. The north Cornwall coast, including the popular beaches at Perranporth and Holywell Bay, is within a few miles.

Services and Practical Information

Tenure: Freehold. The property is held under two separate freehold titles.

Council Tax: The property is registered under two separate council tax bands — Band D (Tre-Oda) and Band A (Homeland). Prospective purchasers should make their own enquiries with Cornwall Council regarding any implications for their intended use.

Services: Mains water and electricity. Private drainage via septic tank. Heating is provided by a combination of night storage heaters, oil-fired heating and electric room heaters.

Construction: Traditional cavity block construction (1964), with Homeland added in the early 1990s.

Conservation Area: The property lies within a conservation area. Prospective purchasers should be aware that permitted development rights may be more restricted than for properties outside a conservation area, and that conservation area consent may be required for certain works. Trees within the grounds are also subject to the conservation area provisions regarding notice of works.

Local Authority: Cornwall Council.

EPC's HOMELAND - E48 TREODA - F35

Agents' Note

The property's existing configuration as two self-contained dwellings under separate titles provides a range of options for incoming buyers. Those wishing to occupy as a single residence may wish to explore merging the council tax bands through the Valuation Office Agency. Those wishing to retain the dual configuration — whether for family use, letting or other purposes — benefit from the existing separate classifications. Professional advice should be sought regarding any intended changes to the property's use or configuration.

Disclaimers

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Road Map



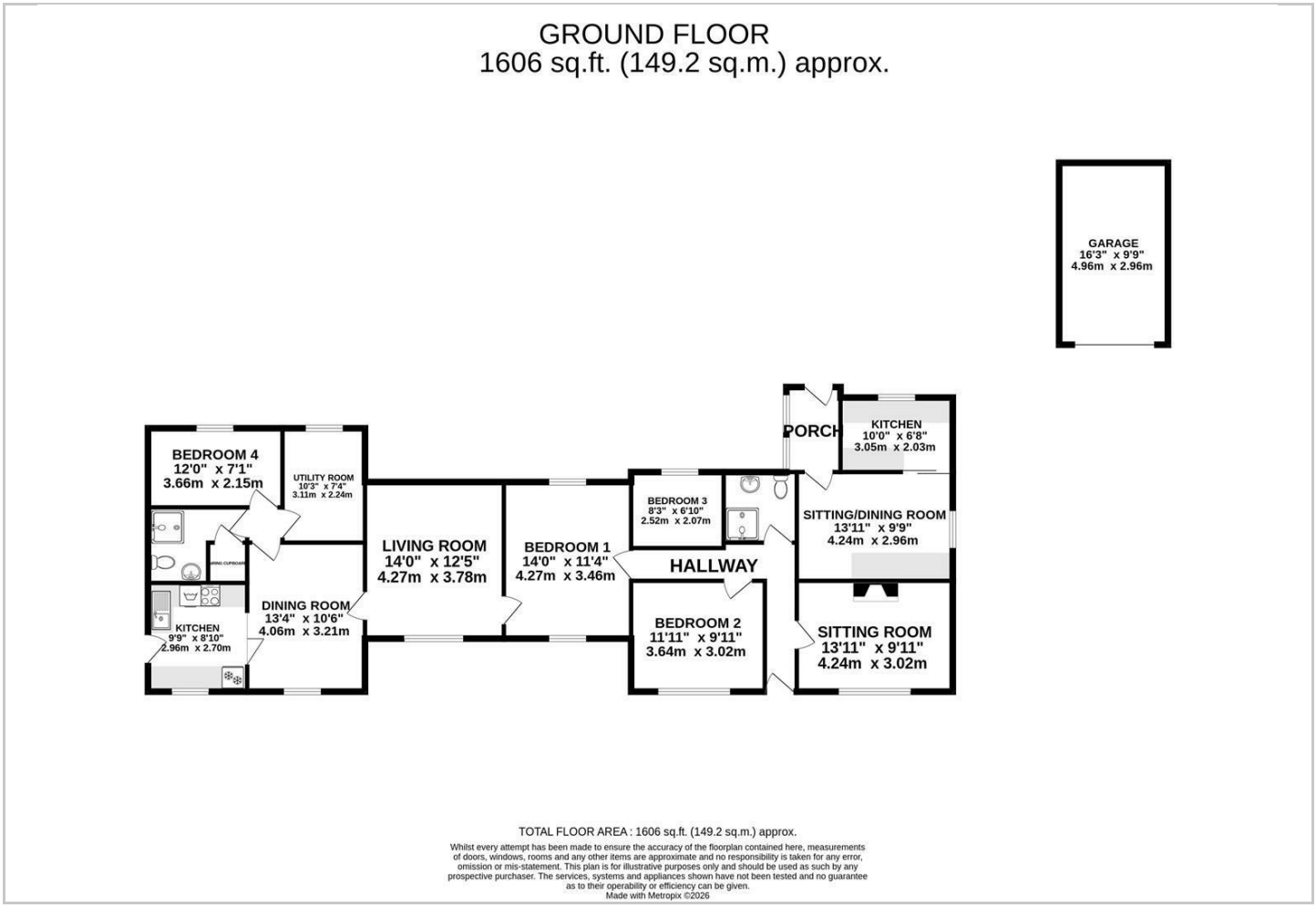
Hybrid Map



Terrain Map



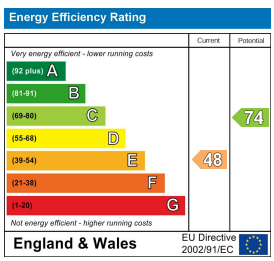
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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