



Newmill

£650,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

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Chynoweth Tredinnick  
Newmill  
TR20 8XT

£650,000

## KEY FEATURES

- Freehold Detached Family Home
- Semi Rural Location
- Set in a third of an acre
- Sea & Countryside Views
- Gardens & Orchard
- EPC D (55-68)
- Mains Electric & Water. Private Drainage. Oil Fired Central Heating.
- Propane Gas For Cooking
- Multi Fuel Burner and an Open Fire
- Council Tax Band D

## DIRECTIONS

From Heamoor, take the Madron Road and at the crossroads to Mounts Bay School take Josephs Lane to the right. Take the first turning on the left into Bone Valley and after 1.5miles, left onto Gear Lane, after .4 mile turn right to Lower Ninnes then left for .3 mile toward Tredinnick, follow the road to the left. After 90 yards, Chynoweth is on the left.



*This delightful detached house offers a perfect blend of comfort and rural charm. Built in 1980, the property spans an impressive 1,227 square feet, providing ample space for family living. With three well-proportioned bedrooms, this home is ideal for those seeking a peaceful retreat.*

*The property boasts two reception rooms, well equipped kitchen, a utility room, and a bathroom on the ground floor. Whilst on the first floor are three bedrooms, a WC and large loft storage area.*

*With gardens and orchard extending to 1/3 of an acre, gravelled parking, a hot tub and views to St Michaels Mount, the gardens offer privacy and space.*

*AGENTS NOTE: For Sale on behalf of a corporate client therefore we have limited knowledge of the property and therefore it may not be possible to provide answers to some questions.*

