

FOR SALE



Lynford House, Croft Mitchell, Troon
Guide Price £650,000

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- STUNNING COAST TO COAST VIEWS
- IMPRESSIVE MODERN EXTENSION
- SUITABLE FOR MULTI GENERATIONAL LIVING
- STABLES & GARAGE
- SELF CONTAINED ANNEX
- APPROX 1.93 ACRES

A traditional double fronted, stone farmhouse which has been considerably updated and extended to provide very flexible, modern accommodation, including an annex and stables. Commanding an impressive countryside position, with spectacular coast to coast views across open countryside.

This traditional double fronted, stone farmhouse has been considerably updated and extended to the rear to provide flexible accommodation which would suit multi-generational living, as well as a one-bedroom annex and stables. Lynford House stands in a commanding rural position with impressive coast to coast views across open countryside,



with the modern extension making the most of the panorama. The village of Troon is about a mile away and here you can find a wide range of local village amenities.

The original stone farmhouse is set back from the road by a walled front garden and there is parking to the side of the property for several vehicles on a gravelled driveway. Entering the porch at the front of the original stone farmhouse, you come into an entrance hall with a traditional lounge on your left which has a wood burning stove set into a large stone fireplace. The kitchen is on your right, whilst stairs in front of you lead up to the first floor where you will find two double bedrooms and a shared bathroom. Back in the entrance hall, you continue through to the modern extension at the rear, the original house being separated from the modern extension by an internal door on the ground floor.

The impressive heart of this home is truly the reverse-living, modern extension which has an open-plan, vaulted first floor, where you will find a contemporary kitchen/ dining/ family room along with a WC. Windows all around three sides, along with two sets of patio doors with Juliet balconies, as well as sky-lights, flood the space with natural light and provide remarkable coast to coast views across open countryside. The kitchen has a range of gloss finished charcoal cupboards and drawers and includes a deep sink unit with mixer tap and vegetable bowl, a pair of integral Neff ovens, integral fridge-freezer and dishwasher. There is a matching island unit, fitted with a five-ring gas hob inset into the worktop along with a downdraught extractor as well as a breakfast bar. The lounge area has a contemporary wood-burning stove to make the space cosy on winter days. Contemporary stairs lead down to the ground floor of the extension where there are two double bedrooms, each with an ensuite shower room and walk-in wardrobe. The spacious principal bedroom has patio doors which open out onto the rear garden.



To the rear of the ground floor there is also a large utility room fitted with a range of cupboards, sink, and a space for a washing machine and dryer. To the rear is a garden room which also provides a back entrance via the garden.

To the rear of the property there is a self-contained, one bedroom, single storey annex with shower room, kitchenette, lounge and bedroom, ideal for guest accommodation.

Externally there is a sheltered, walled garden which runs between the house and the annex. To the side of this there is a large potting shed, an extensive lawn, and a slab has been recently laid to build a patio and barbecue area where you can make the most of the countryside views on sunny days.

Adjacent to the property are the stables and garage area with a large, gravelled yard in front. This has its own access directly from the road and provides additional parking. There are three purpose-built stables, each approximately 12 ft square with stable doors, concrete floors and power connected. The garage is approximately 17 ft x 19 ft.

EPC -D

Council Tax band : Main house - D / Annex - A

3 Stables measuring 12 ft square approx

Garage 17 ft x 19 ft approx

Plot size 1.93 acres approx

Electric heating and hot water

Mains electricity and water

Drainage - septic tank

LOCATION

Situated 1.5 miles from Camborne, Troon Village has a wide range of amenities which include a local shop with Post Office, primary school, football club, cricket club, pharmacy and chapel, whilst larger supermarkets such as Aldi and Tesco can be found a short drive away in Camborne. Opportunities for days at the beach, country walks and cycling abound nearby, with Tehidy Woods, the fishing village of Portreath, Gwithian Beach and Godrevy Nature Reserve all within easy access.

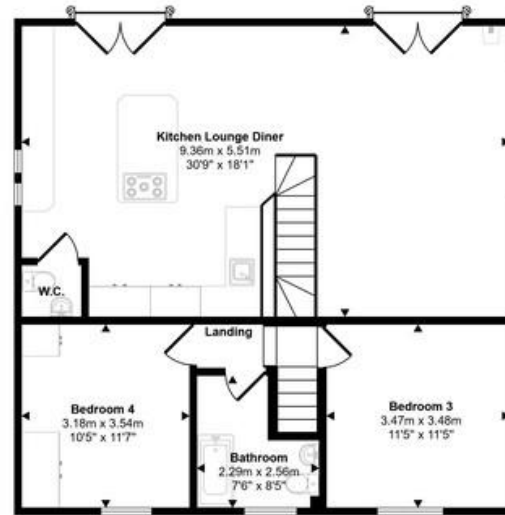


Approx Gross Internal Area
210 sq m / 2257 sq ft

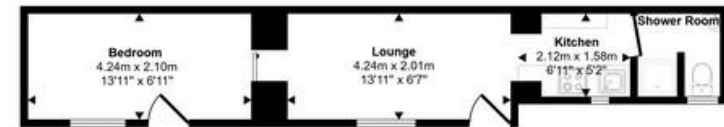


Ground Floor
Approx 99 sq m / 1069 sq ft

Denotes head height below 1.5m



First Floor
Approx 85 sq m / 918 sq ft



Annex
Approx 25 sq m / 270 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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