



MAP estate agents
Putting your home on the map

Tehidy Road, Camborne

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Camborne Town Centre 1 mile | Portreath (North coast) 4 miles | Redruth 5.5 miles | Hayle 6.5 miles | Truro 15.5 miles | Falmouth (South coast) 17.5 miles | Newquay Airport 25 miles | Plymouth 65 miles | Exeter M5 98 miles (Distances are approximate)

Offered for sale chain free, this substantial detached house is believed to date from 1801.

Ideal for the larger family and with scope to derive an income from letting part of the property either long term or for holiday use., there is also the potential for someone looking to develop a Bed and Breakfast business.

Entrance porch | Hallway | Sitting room/bedroom one | Shower room | Office | Kitchen/breakfast room | Vestibule/WC | Dining room | Utility | Five further bedrooms (principal en-suite) | Rear vestibule | Further two rooms | Shower room | Annexe:- Living room | Two bedrooms and bathroom | Gardens | Courtyard Parking

£575,000 Freehold



Property Introduction

There are upwards of seven bedrooms and subject to the usual consents, it may be possible to create self-contained accommodation on the first and second floors, if required.

There is also an attached self-contained two bedroom annexe.

Many of the rooms retain character features to include ornate coving and with the exception of one window, there is double glazing throughout with the property being heated via gas fired boilers.

To the outside there is ample parking to the front with a low maintenance garden and the rear features a courtyard with access to a walled, mainly lawned garden which has planning permission for a detached three bedroomed bungalow.

Offering an impressive amount of accommodation, properties such as this rarely come to the market and there is an additional benefit in that the property is being sold with no onward chain.

Viewing our interactive virtual tour is strongly recommended prior to taking advantage of a closer inspection.

Location

Conveniently located for access to the town and local schooling, Camborne offers an eclectic mix of both local and national shopping outlets, there are major banks and a mainline Railway Station which connects with London Paddington and the north of England.

The A30 can be accessed within half a mile, within twelve miles there is the county town of Truro which is the shopping centre for Cornwall and Falmouth with its university campus is within a similar distance together with the north coast beaches at Portreath and Godrevy being six miles away.

ACCOMMODATION COMPRISES (Main house - Largiemoor, 42 Tehidy Road)

uPVC double glazed door opening to:-

ENTRANCE PORCH

Enjoying a triple aspect with uPVC double glazed windows set on half height walls. One wall with exposed stone and a tiled floor. Part glazed door opening to:-

HALLWAY

Deep ornate coving, dado rail and staircase to the first floor. Radiator. Doors opening to:-

LOUNGE 13' 2" x 11' 8" (4.01m x 3.55m) maximum measurements, irregular shape

uPVC double glazed window to the front. Ornate coving with central rose. Radiator.

SITTING ROOM/BEDROOM ONE 20' 5" x 13' 1" (6.22m x 3.98m) maximum measurements

uPVC double glazed window to the front. Focusing on a Minster style fire surround with ornate coved ceiling with central rose and an ornate dado rail. Two radiators. Door to:-

SHOWER ROOM

uPVC double glazed window to side. Pedestal wash hand basin, close coupled WC and corner shower cubicle with plumbed shower. Full ceramic tiling to walls, tiled floor and radiator.

OFFICE 10' 3" x 7' 5" (3.12m x 2.26m)

uPVC double glazed window to the side and radiator.

KITCHEN/BREAKFAST ROOM 13' 9" x 11' 5" (4.19m x 3.48m)

uPVC double glazed window to the side and uPVC double glazed door to the side. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and arranged to form a peninsular bar. Inset porcelain one and a half bowl sink with mixer tap. Built-in stainless steel eye level double oven, four ring gas hob and extensive ceramic tiled splash backs. Plumbing for dishwasher, ceramic tiled floor and radiator. Door to dining room and door to:-

VESTIBULE/WC

Single glazed window to the rear. Part tiled with a close coupled WC and pedestal wash hand basin. Door to recessed cupboard.

DINING ROOM 14' 1" x 7' 5" (4.29m x 2.26m)

uPVC double glazed window to the rear. Radiator. Door to office and further door to:-

UTILITY 11' 5" x 5' 5" (3.48m x 1.65m)

Fitted with a range of base units having adjoining roll top edge working surfaces and space and plumbing for an automatic washing machine and tumble dryer.

HALF LANDING

On two levels with stairs leading to the main landing with doors off to:-

BEDROOM TWO 12' 11" x 11' 9" (3.93m x 3.58m)

uPVC double glazed window to the front. Pedestal wash hand basin, radiator and coved ceiling.

BEDROOM THREE 13' 4" x 9' 11" (4.06m x 3.02m)

uPVC double glazed window to the front. Pedestal wash hand basin, radiator, coved ceiling and central rose.

BEDROOM FOUR 13' 7" x 13' 6" (4.14m x 4.11m)



uPVC double glazed window to the front. Pedestal wash hand basin, radiator, coved ceiling and central rose. Airing cupboard containing copper cylinder.

BATHROOM

uPVC double glazed window to the side. Fitted with a pedestal wash hand basin, panelled bath with 'Mira' electric shower over and with full ceramic tiling to walls and floor. Radiator.

WC

uPVC double glazed window to the rear. Close coupled WC.

CLOAKROOM

Close coupled WC and wall mounted wash hand basin.

BEDROOM FIVE 8' 7" x 7' 6" (2.61m x 2.28m)

uPVC double glazed window to the side. Radiator.

PRINCIPAL BEDROOM SIX 17' 11" x 14' 10" (5.46m x 4.52m)

uPVC double glazed window to the side. Deep cove ceiling with ornate central rose. Dado rail and radiator. Archway through to:-

REAR VESTIBULE 5' 6" x 4' 0" (1.68m x 1.22m)

uPVC double glazed door to the rear garden and door to:-

EN-SUITE BATHROOM

uPVC double glazed window to the side. Fitted with a comprehensive suite consisting of corner spa bath with shower attachment, vanity wash hand basin with storage beneath, concealed cistern WC, bidet, corner shower enclosure with 'Aon' electric shower. Full ceramic tiling to walls and radiator. In our opinion the principal bedroom with bathroom en-suite could well be incorporated with the second floor accommodation to create a self-contained annexe.

SECOND FLOOR LANDING

On two levels with uPVC double glazed window to the side. Doors opening off to:-

ROOM ONE 10' 1" x 10' 0" (3.07m x 3.05m) L-shaped, maximum measurements

A uPVC double glazed 'Velux' window. Radiator.

SHOWER ROOM

uPVC double glazed window to the side. Fitted with a vanity wash hand basin, close coupled WC and corner shower cubicle with an electric shower. Full ceramic tiling to walls. Towel radiator.

ROOM TWO 17' 11" x 10' 1" (5.46m x 3.07m) maximum measurements

uPVC double glazed window to the side and 'Velux' double glazed window to the side. Radiator and access to loft space.

ANNEXE - 42a Tehidy Road

uPVC double glazed door with uPVC double glazed windows to either side opening to:-

LIVING ROOM - annexe 21' 5" x 12' 11" (6.52m x 3.93m)

uPVC double glazed door to the rear. Engineered wood flooring, staircase to first floor and with the kitchen area consisting of eye level and base units having adjoining working surfaces arranged to form a partial room divider. Inset one and a half bowl sink unit with mixer tap, built-in stainless steel oven with four ring gas hob and stainless steel hood over. Tiled splash backs, inset spotlighting and two radiators.

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE - annexe 10' 8" x 10' 3" (3.25m x 3.12m)

Two uPVC double glazed windows to the front. Recessed cupboard housing 'Worcester' combination boiler (for the annexe), access to loft space and radiator.

BEDROOM TWO - annexe 10' 7" x 7' 3" (3.22m x 2.21m)

Double glazed 'Velux' roof light and radiator.

BATHROOM - annexe

Double glazed 'Velux' roof light. Fitted with a contemporary suite consisting of pedestal wash hand basin, close coupled WC and P-shaped shower bath with 'Triton' electric shower over. Extensive ceramic tiled splash backs. tiled floor and towel radiator.

OUTSIDE - annexe

To the front of the annexe there is cobbled parking and storage whilst to the rear there is an enclosed courtyard which also has access to the courtyard at the rear of the main house.

OUTSIDE

To the front of the properties there is parking available for four plus vehicles whilst immediately in front of the main house there is a low maintenance garden.

REAR GARDEN

Leading off from the kitchen there is a large courtyard style cobbled paviour garden and there is access to an outside boiler room containing a 'Kingfisher' gas boiler. Steps from the courtyard lead up to a generous and enclosed walled garden which is mainly lawned, has productive fruit trees and there is raised patio space in one corner.

AGENT'S NOTE

Please be aware that the main house has a Council Tax band of 'E', whilst the annexe is separately banded as band 'A'. There is planning permission for the building of a three bedroom bungalow in the rear garden (PA20/04455). The main house benefits from a positive pressure air purification system.

DIRECTIONS

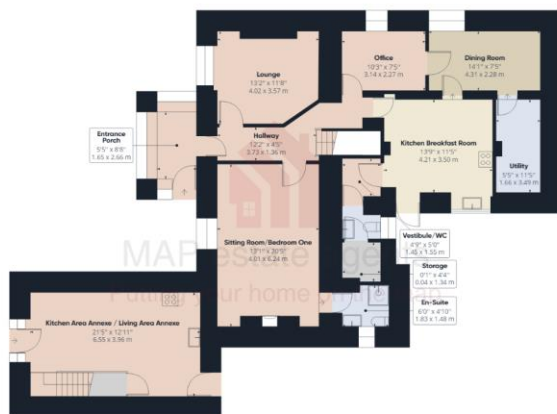
From Camborne Church turn first right into Wellington Road, continue through Wellington Road and at a staggered roundabout take the second turning into Tehidy Road and where the road bears sharply right the property will be identified ahead of you to the right. Using What3words: [purse.partners.caressed](https://www.what3words.com/purse.partners.caressed)





MAP's Top reasons to view this home

- Substantial detached residence
- Believed to date from 1801
- Potential for large family and rental income
- Six bedrooms plus two bedroom annexe
- Lounge and dining room
- Fitted kitchen and utility
- Potential to create annexe within main house
- Gas heating and majority double glazed
- Parking and enclosed walled garden to rear
- Planning permission for three bedroom bungalow



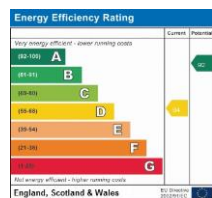
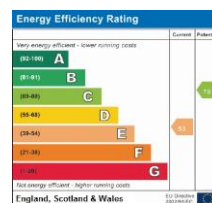
Ground Floor



Floor 1



Floor 2



42a EPC graph

Approximate total area⁽¹⁾

3091.67 ft²

287.23 m²

Reduced headroom

5.11 ft²

0.47 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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01736 322200 (St Ives & Hayle)

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01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
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