



MAP estate agents
Putting your home on the map

Penponds, Camborne

Church Road, Penponds

Camborne 1.5 miles | Hayle (north coast) 6.5 miles |
Penzance 14 miles | Truro 15 miles | Falmouth 15 miles |
Plymouth 66 miles | Exeter M5 99 miles (Distances are
approximate)

Tucked away within the village of Penponds, this
gem of a cottage offers an eclectic mix of original
and contemporary styles which combine to create
an amazing character property.

Hallway | Reception room/bedroom three | Lounge | Ground
floor shower room | Dining room | Kitchen/dining room | Two
bedrooms | Jack and Jill bathroom | Gardens | Parking

Guide Price £390,000
Freehold



Property Introduction

Extended and improved throughout, there are two bedrooms and a Jack and Jill bathroom on the first floor, the ground floor features a stunning kitchen/breakfast room with contemporary units complemented by distressed wood walling, the lounge focuses on a floor to ceiling granite lintel fireplace with wood burner, there is a dining room overlooking the garden and a reception room which has beamed ceilings and a cream wood burner that could well be used as a third bedroom if needed. In addition, on the ground floor one will find a shower room/WC. The cottage is fully double glazed and features a modern oil fired central heating system.

'The Meadow' is approached from the rear, there are formal cottage gardens to the front, whilst to the side is parking for four plus cars. There is a large workshop that could be converted into a generous garage and further garden space that is a 'blank canvas' for the new owner. In summary, a stunning property throughout and viewing our interactive virtual tour is strongly advised prior to arranging a closer inspection.

Location

Penponds which is a popular village location is one and a half miles to the South West of Camborne where one will find a comprehensive range of local and national shopping outlets together with a mainline Railway Station with direct links to London and the north of the country.

The A30 is within three miles and Penponds is ideal for travelling to Hayle on the north coast which is famed for its miles of golden sandy beaches and Truro, the administrative and shopping centre for Cornwall together with Falmouth on the South coast which is Cornwall's university town, are all within an easy commute.

ACCOMMODATION COMPRISES

Composite double glazed door to:-

HALLWAY

L-shaped with uPVC double glazed window to the rear. Marble effect tiling to the floor and radiator. Vertical panelled ledge and brace doors open off to:-

RECEPTION ROOM/BEDROOM THREE 16' 3" x 8' 6" (4.95m x 2.59m)

Two uPVC double glazed windows to the rear. Focusing on a granite lintel fireplace with raised hearth housing a cream wood burning stove and with an open beamed ceiling. Engineered oak flooring and radiator. TV points. Door to:-

LOUNGE 17' 0" x 12' 2" (5.18m x 3.71m) maximum measurements

Featuring a floor to ceiling granite lintel fireplace with a raised hearth housing a wood burning stove, open beamed ceiling and engineered oak floor. Radiator. Oak staircase with glass balustrades leading to the first floor and wide archway with sliding door opening to:-

DINING ROOM 17' 9" x 7' 7" (5.41m x 2.31m)

Two uPVC double glazed sliding doors incorporating double glazed screens to either side overlooking the garden. Triple glazed and tinted ceiling light, engineered oak flooring and radiator. Sliding door to:-

KITCHEN/DINER 16' 11" x 11' 8" (5.15m x 3.55m)

Enjoying a dual aspect with uPVC double glazed windows to the front and side. A bright and airy room, the kitchen has been fitted with a range of eye level and base gloss white finished units having adjoining laminate working surfaces. There is a central island unit with colour coordinated sink unit and drainer and with mixer tap, built-in eye level oven, inset induction hob with splash back complementing the work tops and chimney hood, integrated washing machine and integrated dishwasher. One wall features reclaimed timber with a vertical grey radiator, there is high gloss ceramic marble effect flooring and inset spotlighting to the ceiling. Ledge and brace door leading hallway. Large wooden ceiling beam with island lights

SHOWER ROOM

uPVC double glazed window to the side. Contemporary in style with a close coupled WC, vanity wash hand basin and corner shower enclosure with 'Triton' electric shower. Full ceramic tiling to walls, ceramic tiled floor and towel radiator. Inset spotlighting.



FIRST FLOOR LANDING

Internal window to bedroom one. Ledge and brace doors opening off to:-

BEDROOM ONE 12' 11" x 12' 1" (3.93m x 3.68m) L-shaped, maximum measurements plus recess

Two uPVC double glazed windows to the front. Featuring a vaulted beamed ceiling and with exposed original floor boarding. Inset spotlighting and radiator. USB and TV points. Door to:-

JACK AND JILL BATHROOM

Fitted with a contemporary suite consisting of free standing vanity wash hand basin with storage beneath, close coupled WC and

panelled bath. Towel radiator. Ceramic tiled floor and spotlighting. Pocket doors.

BEDROOM TWO 16' 0" x 9' 8" (4.87m x 2.94m) maximum measurements

Two uPVC double glazed windows to the rear. Featuring a vaulted beamed ceiling with spotlighting and with original floor boarding. Radiator. TV and USB points. Door to Jack and Jill bathroom

OUTSIDE FRONT

The front garden is enclosed, mainly lawned with a patio and mature shrubs. Gated access leads to the side of the property.

SIDE GARDEN

To the side there is gravelled parking for four plus vehicles and one will also find an extensive workshop. To the side and rear of the workshop there is an extensive garden area which at present forms a blank canvas for the new owner.

WORKSHOP 21' 11" x 20' 8" (6.68m x 6.29m)

Power connected and with water supply and the owner informs us that drainage has been brought to the outside of the workshop (with a small amount of work this could well form a generous double garage if required).

AGENT'S NOTE

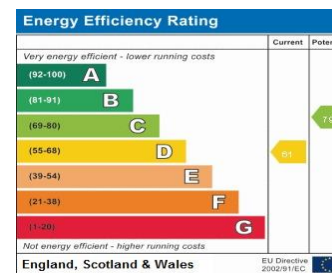
The Council Tax band for the property is band 'C' and we are informed that 'Hive' heating is installed within the property to control the heating and a further system controls the security cameras.

SERVICES

Services connected are mains electric, mains water and mains drainage. Oil heating.

DIRECTIONS

From Camborne Railway Station turn left into Trevu Road and at a roundabout take the first exit left, continue along this road passing the Police Station on your left hand side and then turn right into Barripper Road following the road signs towards Barripper and Penponds. Immediately after passing a Primary School on the left turn right towards Penponds, on entering the village drive straight through under a railway bridge and then take a left turn into a tarmac lane where the property will be found towards the end on the left hand side. If using What3words:catching.candles.encodeds





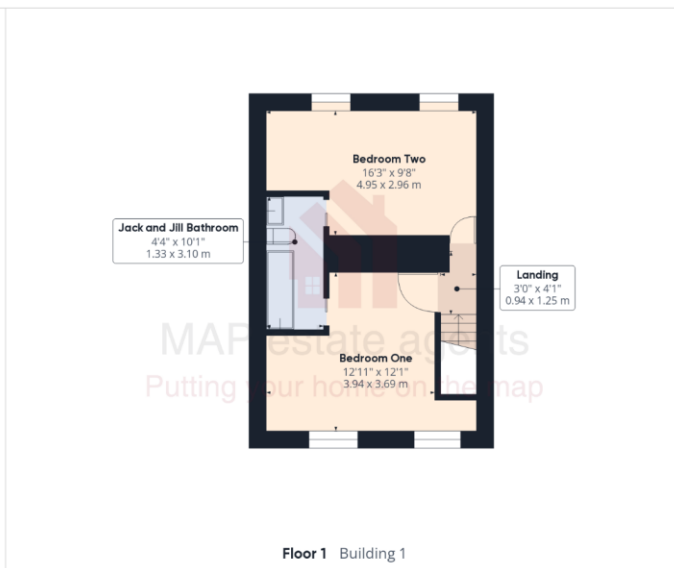
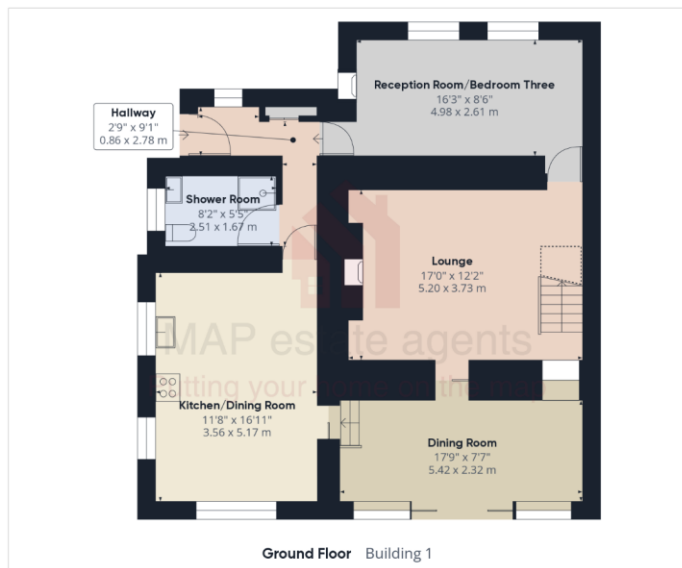
MAP's

Top reasons to view this home

- Semi-detached character cottage
- Extensively modernised and extended
- Two/three bedrooms
- Lounge with wood burner
- Reception room/bedroom three
- Dining room
- Contemporary style kitchen/breakfast room
- Jack and Jill bathroom to first floor
- Ground floor shower room/WC
- Large workshop/garage potential

sales@mapestateagents.com

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Approximate total area^m

1615.25 ft²
150.06 m²

Reduced headroom

15.91 ft²
1.48 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



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barmcoose, Cornwall TR15 3RQ

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