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**Tremayne,
Praze, Camborne**

**£485,000
Freehold**





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Property Introduction

Located in a quiet tucked away position in Tremayne is this delightful Grade II listed character cottage offering an abundance of features that you would expect from a property of this period. Approached over a small footbridge and historic leat, the property occupies a generous-size plot with the gardens being maintained to an exceptional standard with a large lawn and abutting flower beds and shrubbery making this an ideal property for keen gardeners who want to enjoy an established and mature plot. There are a range of useful storage sheds, a greenhouse plus a garden studio for somewhere to relax or used as a workspace. To the front of the property is a barn and former piggery which is now used as a studio/hobby room. Internally, the well-presented accommodation benefits from sealed unit double glazed windows and doors complimented by an oil-fired central heating system and has features, such as granite fireplaces and a beamed ceiling making this a wonderful home to enjoy. Detached from the property is a shared car port with an allocated parking bay plus an additional parking space. There is a large gravel drive with additional parking spaces next to the house.

Location

The cottage is located a short distance from the adjoining hamlet of Crowan with its church and village of Praze-an-Beeble which offers many facilities including a Primary School and pre-school, doctor's surgery, a local shop selling a wide range of supplies including a Post Office and Public House. There are picturesque countryside walks on the doorstep to enjoy taking in this wonderful part of our county. The town of Camborne is within a reasonable travelling distance and offers a good range of shops and local amenities and due to the location of the property, both north and south coasts are accessible with their contrasting coastlines, the rugged north coast popular with surfers while the calmer south coast is renowned for its excellent sailing waters and those keen on water sports. The city of Truro lies in an easterly direction, being the main centre in Cornwall for business and commerce and offers a good range of independent shops sat alongside the more well-known national chains. With its Georgian architecture and cobbled streets, it offers many amenities including restaurants and the piazza with the Hall for Cornwall.

ACCOMMODATION COMPRISES

KITCHEN 14' 5" x 8' 4" (4.39m x 2.54m) plus recesses

Window to the rear. One and quarter sink unit with mixer tap, range of base and wall-mounted storage cupboards, working surfaces, integrated cooker, hob with stainless steel extractor fan, 'Everhot' range cooker with two ovens and two induction plates and under-cupboard lighting. Recess for fridge and freezer, wood flooring,

shelved wall recess, built-in pantry with automatic lighting and door to outside.

INNER HALLWAY/STUDY AREA

Wood flooring, doorway to kitchen and access to bathroom.

BATHROOM

Door to outside with window to the rear. Featuring a modern white suite with walk-in shower, close close coupled WC, pedestal wash hand basin with mirror cabinet over, two chrome-heated towel rails, part-tiling to walls, three-quarter bath with tiled surround and extractor fans.

BOILER ROOM 6' 9" x 3' 6" (2.06m x 1.07m)

Window to the rear. Oil-fired boiler plus large pressurised water tank.

LOUNGE/DINER 24' 11" x 12' 6" (7.59m x 3.81m) maximum measurements

Door to outside with two sash windows to the rear overlooking the garden. Wood flooring, beamed ceiling, feature granite fireplace with wood burner, granite hearth with recesses to side, spiral staircase to first floor plus an additional feature granite fireplace with built-in cupboard to the side. Three radiators. Stairs to:-

FIRST FLOOR LANDING

Doors off to:-

BEDROOM ONE 15' 7" x 12' 8" (4.75m x 3.86m) maximum measurements, irregular shape

Two sash windows to the front with window seat overlooking the garden. Double wardrobe and access to Jack and Jill cloakroom. Radiator.

BEDROOM TWO 12' 7" x 8' 7" (3.83m x 2.61m) plus window recess

Sash window to the front overlooking the garden with window seat. High shelf, built-in single wardrobe and radiator.

BEDROOM THREE 20' 10" x 6' 7" (6.35m x 2.01m) overall maximum measurements, irregular shape

Two windows to the rear. Access to Jack and Gill cloakroom. Radiator.

OUTSIDE

The property has an allocated parking within the granite-posted car port (measuring 16.05m x 9.10m with a height of 6.06m) with an additional allocated parking space. From the parking area, a small footbridge takes you over a leat with a gravelled approach to the property, abutting the leat and an area of shrubbery. There is an additional mature shrubbery immediately to the rear of the property as well as access to a former piggery now utilised by the present owners as a studio/hobby room. The front garden is presented to an exceptional standard with a gravelled seating area with access to the oil tank, storage shed and the greenhouse. A gateway gives access to the rear of the property. From the sitting area, a granite step to an extensive lawned garden offering a variety of well-stocked borders with mature shrubs and trees giving the property a great deal of privacy and shelter. The current owners have utilised a small area of the garden for a children's sand play area and there are additional raised vegetable plots, fruit bushes and two useful storage sheds. Within the garden is a substantial garden studio being ideal for hobbies or just a place to relax.

BARN STUDIO/HOBBY ROOM 15' 10" x 9' 7" (4.82m x 2.92m) maximum measurements

window, electric lights and power points.

GARDEN STUDIO 17' 2" x 9' 11" (5.23m x 3.02m)

Power connected and mezzanine storage area over with pull-down ladder.

SERVICES

Mains electric, mains water and private drainage. Oil heating.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'.

DIRECTIONS

Proceeding through the village of Praise-an-Beeble, turn left onto the B3280, taking you past Godolphin Health Surgery and Crowan Primary School. Continue for a short distance turning right by a log store, continue along the lane, turning left which leads to the parking area with the car port on the right-hand side. If using What3words: sedative.birds.added

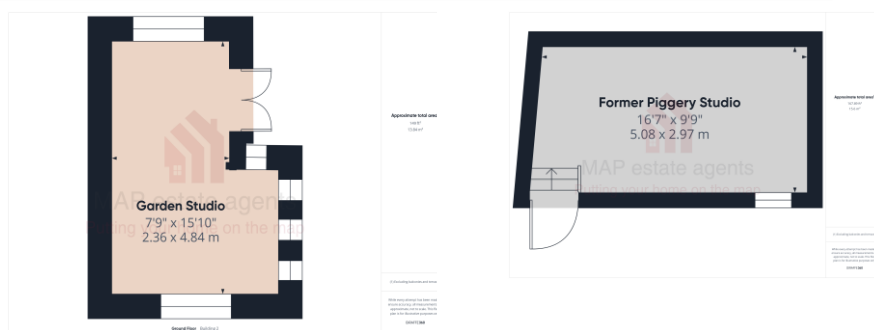
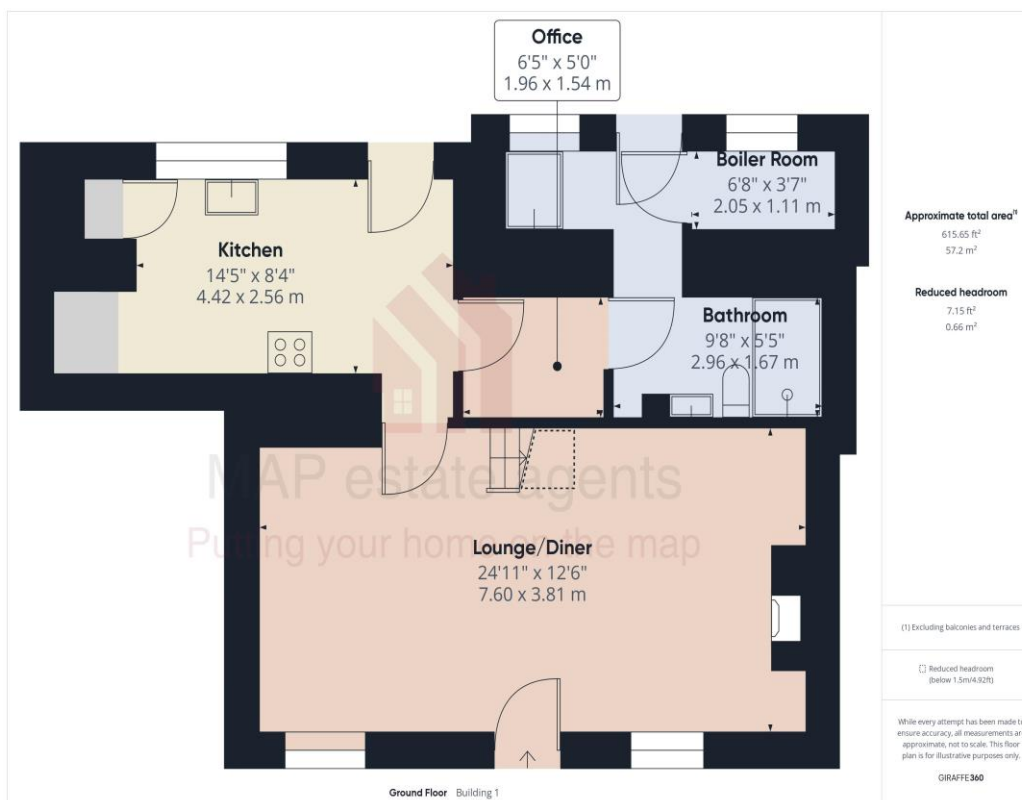


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Idyllic Grade II listed farmhouse located in a quiet tucked-away position
- Beautiful well maintained gardens with a range of outbuildings and mature shrubs and trees
- Fitted kitchen with 'Everhot' range cooker
- Feature lounge/diner with beamed ceiling and two granite fireplaces (one with a wood burner)
- Ground floor bathroom with additional walk-in shower and first floor cloakroom
- Sealed unit double glazed windows and doors complemented by an oil-fired heating system
- Car port, plus additional parking space
- Approached via a small footbridge over a leat
- Three bedrooms (two with built-in wardrobes)
- Near to local amenities of Praze-an-Beeble and Crowan



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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