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**Troon,  
Camborne**

**£450,000  
Freehold**





## Troon, Camborne

### £450,000 Freehold Property Introduction

Situated on the edge of the village, this detached bungalow offers versatile family size accommodation. In addition to the accommodation on offer, situated nearby is an enclosed parcel of land which incorporates a substantial purpose built barn measuring approximately 45' x 30'. The land benefits from good road access and has water supplied via a borehole. In total the land amounts to just under four acres and the steel frame constructed barn was built some six years ago and has a concrete floor. The bungalow benefits from four bedrooms, the principal bedroom has an en-suite and the family bathroom has been remodelled. There is a lounge/dining room with a feature fire surround and a fitted kitchen giving access to a utility/conservatory to the rear. Fully double glazed, there is LPG gas heating and the property benefits from solar panels on the roof which are rented together with a water solar panel which is owned by the property. Gardens surround the property, the rear being largely paved and there is a detached garage with parking to the rear. This is an unusual and exciting opportunity to acquire a well proportioned family home with the added benefit of a generous enclosed parcel of land situated nearby.

## Location

Troon is a popular village close to the major town of Camborne and benefits from a Primary School, village shop and sub-Post Office. There is a pharmacy and in the neighbouring village of Beacon one will find a Public House. Within one and a half miles there is the centre of Camborne which offers a wider range of shops, banks and a mainline Railway Station with direct links to London Paddington and the north of England. Access is also available from here onto the A30 trunk Road. Truro, the administrative and cultural centre of Cornwall is within fourteen miles, Portreath on the north coast which is noted for its sandy beach and active harbour is within seven miles and Falmouth which is Cornwall's university town on the south coast is within ten miles.

### ACCOMMODATION COMPRISES

uPVC double glazed entrance door opening to:-

#### ENTRANCE PORCH

Two uPVC double glazed doors opening to:-

#### HALLWAY

L-shaped with a radiator and an LG air conditioning unit. Airing cupboard with radiator and boiler cupboard with 'Vaillant' LPG gas boiler. Doors opening off to:-

#### LOUNGE/DINER 19' 2" x 11' 11" (5.84m x 3.63m) maximum measurements

Enjoying a dual aspect with uPVC double glazed windows to the front and rear. Focusing on a granite fire surround and hearth with an LPG gas fire and incorporating a wood surround. Two radiators. Door to:-

**KITCHEN 8' 11" x 7' 10" (2.72m x 2.39m)**

uPVC double glazed door to utility/conservatory. Fitted with a range of eye level and base wood faced units having adjoining granite working surfaces and featuring an inset one and a half bowl sink unit with mixer tap. Slot in double oven with hob and with a stainless steel cooker hood over. Plumbing for dishwasher.

**UTILITY/CONSERVATORY 11' 7" x 9' 3" (3.53m x 2.82m)**

Enjoying a triple aspect with uPVC double glazed windows and with uPVC double glazed French doors to the side. Base unit with working surface over and featuring plumbing for an automatic washing machine. Returning to hallway, door to:-

**BEDROOM ONE 9' 0" x 7' 2" (2.74m x 2.18m)**

uPVC double glazed window to the front. Radiator.

**BEDROOM TWO 8' 4" x 7' 3" (2.54m x 2.21m)**

uPVC double glazed window to the front. Radiator.

**PRINCIPAL BEDROOM 14' 9" x 11' 9" (4.49m x 3.58m) maximum measurements**

uPVC double glazed window to the front. Radiator. Door to:-

**EN-SUITE**

Featuring a close coupled WC, pedestal wash hand basin and shower enclosure with 'Triton' electric shower. Radiator and extensive ceramic tiled walls.

**BEDROOM FOUR 9' 1" x 8' 7" (2.77m x 2.61m)**

uPVC double glazed window to the rear. Radiator.

**BATHROOM**

uPVC double glazed window to the rear. Remodelled with a shower bath featuring a plumbed shower over, close coupled WC and pedestal wash hand basin. Ceramic tiled walls.

**OUTSIDE FRONT**

To the front the garden is enclosed with mature hedging and shrubs, the garden is laid mainly to lawn and pedestrian access leads to the side.

**REAR GARDEN**

To the rear the garden is again enclosed, secure for pets and children, there is an extensive patio ideal for outside entertaining and from here there is a further lawned garden which runs to the side of the bungalow. From the rear garden access is given to parking for two cars and there is a:-

**DETACHED GARAGE (not measured)**

Up and over door and side courtesy door opening to the rear garden. Power and light connected.

**LAND**

Situated within 250 metres of the property, land of approximately four acres is in two enclosures and ideal for those with equestrian interests or for those who wish to keep livestock on a smaller scale. Water is supplied via a borehole and the:-

**BARN 45' 1" x 30' 1" (13.73m x 9.16m)**

Constructed some seven years ago under planning reference PA17/03803 and benefiting from a concrete floor, steel doors and is of steel frame construction.

**AGENT'S NOTES**

Please note, the Council Tax band for the property is band 'C' . Prospective buyers are advised to speak to their mortgage lender relating to the suitability of rented solar panels.

**DIRECTIONS**

From Camborne Railway Station proceed up the hill into the village of Beacon, continue through the village on entering Troon with the convenience store in the centre of the village ahead of you bear left heading towards Troon Moor and the property will be identified on the left hand side by our 'For Sale' board just before a sharp left hand bend. If using What3words: ignoring.compacts.blackouts



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	58
(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

- Detached bungalow
- Nearby land of just under four acres & barn
- Four bedrooms with principal en-suite
- Dual aspect lounge/dining room
- Re-modelled family bathroom
- Utility conservatory to rear
- uPVC double glazing
- LPG gas central heating
- Gardens to front and rear
- Garage and parking for two cars



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